

Lackenroe SHD, Glounthaune, Co Cork

Universal Design Statement

Proposed Residential Development at Lackenroe & Johnstown (townlands),
Glounthaune, Co Cork



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1.0 Introduction

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (ICT).

(Disability Act, 2005)

This Statement of Compliance with Universal Design has been prepared to accompany the Strategic Housing Development (SHD) planning application to An Board Pleanála for the proposed mixed-use residential development at Lackenroe & Johnstown (townlands), Glounthaune, Co Cork.

The proposed development consists of the construction of a mixed-use residential development of 289 no. residential units consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two storey crèche, 4 no. ESB substations and all ancillary site development works at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as ‘the Terrace’. A portion of the site to the south of ‘the Terrace’ was formerly within Ashbourne Garden and is considered to be within the curtilage and attendant grounds of Ashbourne House, which is a Protected Structure (Ref 00498).

The proposed development to the north of ‘the Terrace’ provides for 260 no. residential units comprising of 196 no. dwelling houses, 64 no. apartment/duplex units and a two storey crèche. The 196 no. dwelling houses includes 5 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 2 no. 3 bedroom detached dwellings, 22 no. 3 bedroom semi-detached dwellings, 47 no. 3 bedroom townhouses and 64 no. 2 bedroom townhouses. The 64 no. apartment/duplex units contains 5 no. 3 bedroom units, 32 no. 2 bedroom units and 27 no. 1 bedroom units contained in 6 no. three storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a four-storey mixed-use building containing a ground floor community unit and a commercial unit with apartments at ground and upper floor levels comprising 3 no. 3 bedroom units, 7 no. 2 bedroom units and 14 no. 1 bedroom units with ancillary rooftop terrace, car parking, bicycle parking and bin stores.

Vehicular access to 2 no. dwellings in the lands to the north of 'the Terrace' will be provided via an upgraded entrance from 'the Terrace' with vehicular access to the remainder of dwellings in the lands to the north of 'the Terrace' via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17. A separate secondary emergency access is also proposed from the L-2969 to the north.

Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' which will include a signalised pedestrian crossing and associated traffic calming measures on 'the Terrace'.

Ancillary site works include the demolition of 1 no. existing derelict dwelling house and associated outbuildings, landscaping and servicing proposals including the realignment of the existing pedestrian/cycle route on Johnstown Close, the undergrounding of existing overhead lines, upgrade of the storm and foul sewer network to the south and east of the subject lands along 'the Terrace' and Johnstown Close (L-3004).

2.0 Summary of Proposed Development

The proposed development has been designed to provide high-quality houses and apartments that will contribute positively to Glounthaune and deliver much needed housing to Metropolitan Cork. The proposed scheme is located on a key site to promote connections to the immediate context of Glounthaune Village and nearby amenities (school, church, post office, food store etc.). Central to the overall design was to incorporate links to Glounthaune train station which will provide connectivity for residents to the employment hubs of Cork City Centre and Midleton. The housing mix will focus on providing affordable homes for both individuals and families alike and it includes 289 no residential units (287no + 2no replacement) comprising:

- 14 No. 1 bed / 2-person apartments (Apt. Block)
- 07 No. 2 bed / 4-person apartments (Apt. Block)
- 03 No. 3 bed / 5-person apartments (Apt. Block)
- 27 No. 1 bed / 2-person (own door) apartments
- 05 No. 2 bed / 3-person (own door) apartments
- 27 No. 2 bed / 4-person (own door) duplex apartments
- 05 No. 3 bed / 5-person (own door) duplex apartments
- 66 No. 2 bed / 4-person townhouses
- 49 No. 3 bed / 5-person townhouses
- 22 No. 3 bed / 5 & 6-person semi-detached units
- 12 No. 4 bed / 7-person townhouses
- 44 No. 4 bed / 7-person semi-detached units
- 03 No. 3 bed / 5 & 6-person detached units
- 05 No. 4 bed / 7-person detached units

The proposed scheme of 289no units (287no + 2no replacement dwellings) has a density of 33 units/HA considered on a net developable area of 8.7HA. 1no community unit (113.6sqm) and 1no commercial unit (77.8sqm) are located on the lands south of 'The Terrace', on the ground floor of the apartment block. This mixed-use block contains apartments also and will form a strong urban edge along the southern boundary of the site with Glounthaune Village. There is also a 67-child

crèche facility, located in the centre of the site. It has been placed in a central location to ensure convenient accessibility and to create a feature node point adjacent the prominent Multi-Use Games Area (MUGA) that will provide a wayfinding cue for residents and visitors as they navigate through the scheme.

Connectivity, legibility and permeability are some of the main key themes of the scheme and develops from the wider surrounding area to the local environment. Permeability and connections between the variety of public spaces will be incorporated throughout the site.

In the local context, the provision for future connections from the proposed development to Glounthaune Village and nearby amenities will foster a sense of identity and community for the area. The main entrance to the lands to the north of 'The Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17. Provision has been made for a secondary emergency access proposed to the L-2969 in the northeast corner. Access to the 5 no dwellings to the south of 'The Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'.

The internal connections within the site will provide easy access from the dwellings to the proposed amenities and are a crucial element in providing passive surveillance and promote active neighbourhoods. Lastly, potential future vehicular and pedestrian connections to the adjacent lands have been provided to allow for future residential developments in the adjacent lands to the east.

In line with the existing site topography the project raises from south to north. The proposed buildings are arranged in line with the existing contours to minimise the visual impact on the surrounding environment and to reduce the cut and fill and the movement of ground on site. For the same reason the higher 4-storey apartment block and 3-storey apartment / duplex units have been placed towards the southern end which is the lower area of the site.

To ensure the visual integration of the site, the proposed development will promote the protection and enhancement of natural features on site, including hedgerows, tree lines and a grotto. These features are integrated within the proposed development to emboss the identity of the proposed Character Areas.

Particular attention was placed in the design of the public open spaces to create a strong and well connected network of usable and enjoyable green areas, pedestrian paths and shared surfaces. These features will enhance/contribute in creating a sense of place.

The existing hedgerows and trees within the site have been incorporated into the open spaces to create visual and physical connections between the dwellings and open spaces on site. These connections also create breaks in the built environment.

A variety of open spaces are dispersed throughout the site and will act as distinctive node points as residents progress through the development. These open spaces are carefully positioned in order to take full advantages of the sites natural features and views to the south from the northern elevated part of the site.

All the open spaces will be enhanced by the creation of active and architecturally appropriate urban frontages, designed having particular regard to the site context and the topographical nature of the site. The proposed dwellings are also orientated to overlook the open spaces, providing opportunities for passive surveillance of these areas and creating strong edges within the scheme.

The open spaces vary with a mix of soft and hard landscaping to further enhance the quality of life in the area. Distinct corner units with individual features address the main corners along the main streets and on the open spaces to provide distinctiveness to the site. The variety and quality of the proposed open spaces support active neighbourhoods within the site as well as promoting connections and integration with the wider community.

3.0 The 7 Principles of Universal Design

Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed below and references the Technical Guidance Documents Part M regarding Access and Use.

3.1 Equitable Use

The design is useful and marketable to people with diverse abilities.

Guidelines:

- 1a. Provide the same means of use for all users: identical whenever possible; equivalent when not.
- 1b. Avoid segregating or stigmatizing any users.
- 1c. Provisions for privacy, security, and safety should be equally available to all users.
- 1d. Make the design appealing to all users.

DESIGN APPROACH

- The same means of access to buildings within the scheme is provided around the development where possible.
- All dwellings are accessed via the ground floor and are designed to provide Part M compliant access via front door for visitors.
- A large number of dwelling houses are provided with on curtilage car parking located in close proximity to the front door.
- All the duplex-apartments have own door access at the ground floor, are designed to provide Part M compliant access and have the car parking located nearby.
- The apartments in the apartment block are accessed by communal stairs and lift and have a modest amount of car parking located adjacent the building.
- Streets and footpaths are designed to include tactile paving and visual aids at road crossings and seating/rest areas which assist with passive security.
- External amenity spaces have been designed in order to appeal to all users and in accordance with TGD Part M.
- The crèche is centrally located within the scheme. It has been placed adjacent the main north-south pedestrian/cycle route for convenient accessibility. It has an entrance placed near the main access route which provides connectivity to Glounthaune Village and the nearby train station which links the site to the wider context (Cork City Centre & Midleton).

3.2 Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Guidelines:

- 2a. Provide choice in methods of use.
- 2b. Accommodate right or left handed access and use.
- 2c. Facilitate the user's accuracy and precision.
- 2d. Provide adaptability to the user's pace.

DESIGN APPROACH

- The proposed development provides for a wide variety of houses and apartment types including: 3/4 bed detached units, 3/4 bed semi-detached units, 2/3/4 bed townhouse units, 2/3 bed duplex units and 1/2/3 bed apartment units.
- Each of these unit types are compliant with the Building Regulations, in particular TGD Part M Access and Use and TGD Part D Materials and Workmanship.
- Houses and apartments have been designed to provide for adaptability as resident requirements change over time. Provisions includes for:
 - Level access or gently sloping (max 1:21) is provided from car parking space to front door
 - The majority of living rooms are located at entrance level
 - Two storey houses are designed to allow for horizontal and vertical extension for the provision of additional space if so required
 - Internal spatial design is such as to provide adequate space for wheelchair turning and all units have an accessible bathroom.

3.3 Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Guidelines:

- 3a. Eliminate unnecessary complexity.
- 3b. Be consistent with user expectations and intuition.
- 3c. Accommodate a wide range of literacy and language skills.
- 3d. Arrange information consistent with its importance.
- 3e. Provide effective prompting and feedback during and after task completion.

- Pedestrian and cycle routes throughout the development provide direct connectivity between destination points on desire lines. Particularly important is the connection of this internal network with the Glounthaune Village and the nearby train station
- A clear street hierarchy provides a consistent appreciation of place and way finding.
- Node duplex-apartments and houses that well address the corners are situated at prominent positions to provide landmark points to assist wayfinding.
- The entrance doors are easily located with familiar features such as entrance canopies and pop-out front doors.
- Each unit is designed in such a way as to eliminate unnecessary complexity. Typical layout are designed in order to promote easy access to each unit and intuitive navigation within.
- Each duplex and each apartment with own door access has defined entrances to provide clearly established ingress points.
- The entrance to the apartment block is equally well visible and defined.
- The crèche is centrally located within the scheme to provide easy access from both the entire development and residents within the wider community. The entrance and reception area are visible from the street and has adequate drop off space, with parking and disabled parking spaces.

3.4 Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Guidelines:

- 4a. Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- 4b. Provide adequate contrast between essential information and its surroundings.
- 4c. Maximise "legibility" of essential information.
- 4d. Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).
- 4e. Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

- A selection of different coloured surfaces and sections of raised tables have been introduced to the design to clearly identify hazards such as road crossing, the variations will be visual and tactile.
- Variation in materials, architectural expressions and colours assist in providing legibility between the different character areas and the neighbourhoods.
- Clear signage will assist in way finding and be provided in compliance with TGD Part M.

3.5 Tolerance for Error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

Guidelines:

- 5a. Arrange elements to minimise hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
- 5b. Provide warnings of hazards and errors.
- 5c. Provide fail safe features.
- 5d. Discourage unconscious action in tasks that require vigilance.

- Different coloured surfaces and sections of raised tables have been introduced to clearly identify hazards such as road crossing and level changes.
- The streets have been designed in accordance with DMURs to aid in traffic calming and the use of Shared Surfaces increases pedestrian priority within the development.
- Landscaping is used to minimise risk at embankments.

3.6 Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Guidelines:

- 6a. Allow user to maintain a neutral body position.
- 6b. Use reasonable operating forces.
- 6c. Minimise repetitive actions.
- 6d. Minimise sustained physical effort.

- Pedestrian and cycle routes have been designed to include stopping points/rest areas
- The majority of units have parking provided within its curtilage or in close proximity to allow for easy access to the unit.
- All duplexes are designed with Part M ambulant compliant stairs to minimise sustained physical effort while accessing the units.
- The apartment block has lift access along with communal ambulant compliant stairs.

3.7 Size and Space Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Guidelines:

- 7a. Provide a clear line of sight to important elements for any seated or standing user.
- 7b. Make reach to all components comfortable for any seated or standing user.
- 7c. Accommodate variations in hand and grip size.
- 7d. Provide adequate space for the use of assistive devices or personal assistance.

- Each unit has been designed in accordance with TGD Part M and allow for easy access and use both internally and externally. The communal areas in the apartment block, such as hallways, lift and stairs have been designed in accordance with TGD Part M.
- All open spaces will be provided with public seating in order to appease all users.

4.0 Conclusion

The proposed development has been designed so that it can be accessed, understood and used by the widest possible extent of people, regardless of their age, size, and disability. This includes buildings, houses, apartments, streets, footpath, pedestrian and cycle routes and open spaces.