

**Proposed Residential Development at
Coolcarron, Fermoy, Co. Cork.**

**Statement of Compliance with
Principles of Universal Design**

**Prepared on behalf of
Cumnor Construction Ltd.**

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Overview

This proposed residential development has been designed in conjunction with the principals of Universal Design with the goal of fair access and use of this development for everyone. The development has been designed to comply with Part M (Access and Use) of the Technical Guidance Documents. This document will also inform later detail design, and compliance will be demonstrated through the BC(A)R system and through the Disability Access Certificate for the crèche.

Principle 1: Equitable Use

The same means of access to buildings in the scheme is provided for all. All dwellings are accessed at ground floor via a Part M compliant route from plot access point and car parking space to the front door. All accommodation for the crèche is at ground floor, accessible to all, and entry to the building is through a Part M compliant route.

The pedestrian routes through the site are gently sloping; 1:20 or less steep. The topography of the site is such that there are no significant changes in level. The crèche is located close to a site entrance so that it is easily accessible by users who are not occupants of the residential development.

Active open space provision, such as local play areas have been located within areas of level ground to ensure no segregation of users.

Principle 2: Flexibility in Use

There are a variety of internal layout designs for each house type to cater for the needs of a wide range of end users. All efforts have been made to cater for flexibility for internal alterations. All dwellings will be fully compliant with Part M.

Principle 3: Simple & Intuitive Use

Locations of dwelling entrances are made clear by the use of identifiers such as porches. Internally, the dwellings use traditional layouts making navigation intuitive. Units have intuitively and traditionally arranged circulation, bedrooms, ancillary and living spaces.

The site layout is such that micro community clusters branch from main artery roads for intuitive movement through the site. While street names will be proposed, wayfinding signage or other indicators would not be required for way finding within the development.

The crèche is located close to the site entrance so that they are easily accessible by users who are not occupants of the residential development. The main entrance is clearly visible from the car drop off area and is identified using signage. The reception area is adjacent to the front doors and is easy to locate.

Principle 4: Perceptible Information

Where signage is provided, they will be in compliance with TGD Part M, i.e. as clear, short and concise as practicable, combination of capital and lower case letters, not create a hazard within a circulation route, and designed in accordance with BS 8300. Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. Material selection for the crèche will ensure that visual contrasts are provided as required by Part M.

Principle 5: Tolerance for Error

The design aims to minimise hazards and caters for a wide range of uses and abilities. Tactile paving with dropped kerbs will be used to warn users of road crossings and other hazards. Raised shared surface areas, platforms, curvature to roads and traffic speed reduction measures, all provide for a low speed traffic environment, to increase safety for all.

Principle 6: Low Physical Effort

The relatively flat nature of the site means that it naturally requires low physical effort to navigate. Pedestrian access routes are created from “desire lines” and have been designed to intersect streets to reduce walking distances around housing clusters.

Car parking has been provided within the curtilage of houses, and in close proximity to the access points of duplexes. All dwelling design is fully compliant with Technical Guidance Document M of the Building Regulations.

Principle 7: Size & Space for Approach & Use

All dwelling designs and the crèche facility have been designed to be in accordance with Technical Guidance Document M of the Building Regulations, in respect of access, circulation routes and sanitary facilities. Clear areas in compliance with Part M are provided at the creche and dwelling entrances and Internally all buildings provide circulation and sanitary facilities in compliance with Part M.