



STATEMENT OF COMPLIANCE WITH UNIVERSAL DESIGN

Castlelake SHD

Lands at Castlelake, Terrysland, Carrigtwohill, Cork
Prepared for BAM Property Ltd. – June 2022

CONTENTS

01 INTRODUCTION

02 UNIVERSAL DESIGN APPROACH

03 SUMMARY



01. INTRODUCTION

A Planning Application is being lodged to an Bord Pleanála by BAM Property Ltd. for a Strategic Housing Development at Castlake, Terrysland, Carrigtwohill, Co. Cork. The application site is positioned to the north-west of the centre of Carrigtwohill, comprised of a series of land parcels with a combined area of 18.30 hectares, 16.30 hectares of which are developable lands and accommodating 716 dwelling units distributed across the development as varying Character Areas and a 2 no. storey creche.

The proposed development comprises 224 no. houses, 284 no. duplex units and 208 no. apartments. The two storey houses comprise 48 no. detached, 126 no. semi-detached and 50 no. terraced Houses containing 60 no. two bed units, 139 no. three bed units and 25 no. four bed units. The part-one to part-three storey duplex units are contained in 122 no. buildings providing 82 no. one bed units, 142 no. two bed units and 60 no. three bed units. There are 7 no. apartment blocks ranging in height from part-1 to part- 5 no. storeys.

- Block 1 is 4 no. storeys and contains 34 no. units (7 no. one bed units, 19 no. two bed units and 8 no. three bed units).
- Block 2 is part-1 to part-5 no. storeys and contains 42 no. units (15 no. one bed units, 20 no. two bed units and 7 no. three bed units).
- Block 3 is 5 no. storeys and contains 17 no. units (8 no. one bed units and 9 no. two bed units).
- Block 4 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 5 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 6 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 7 is 5 no. storeys over basement and contains 76 no. units (23 no. one bed units, 41 no. two bed units and 12 no. three bed units).
- All blocks contain ancillary internal and external resident amenity space.

The proposed development also provides for: hard and soft landscaping; boundary treatments; public realm works; car parking; bicycle stores and shelters; bin stores; lighting; plant rooms; and all ancillary site development works above and below ground.

The development has been designed to comply with the principles of Universal Design, with the goal of fair access and use of this development for everyone. The development has been designed to comply with 'Building for Everyone: A Universal Design Approach' and Part M (Access and Use) of the Technical Guidance Documents, and will inform later detail design, and will be demonstrated through the BC(A)R system and through the Disability Access Certificate for communal areas and apartment buildings.

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1 (c) Residential	TGD-M 2010, BS 8300:2018 & UK ADM
PG 7(b) Car Park	Centre for Excellence in Universal Design / NDA publication "Universal Design Guidelines for Homes in Ireland" NDA "Building for Everyone"



02. UNIVERSAL DESIGN APPROACH

Principle 1: External Environment and Approach - Equitable Use

Access to buildings in the scheme is provided for all. Consideration was given for topographical constraints. All dwellings are accessed via a Part M compliant route from plot access point and car parking space to the front door. Apartments located on levels other than ground floor can be accessed via a lift. Changes of levels within a storey are avoided.

The proposed scheme provide for pedestrian environment which is safe for all to use, easy to understand and consistent and includes:

- Dished kerbs on opposite sides of the road at crossing points which are matched; the tactile paving will be used consistently and strictly in accordance with detailed recommendations
- Adequate parking facilities and designated parking spaces
- Disabled compliant footpaths and ramps
- The routes between site entrance and building entrance, or from the on-site carpark and between buildings is accessible
- Entrance lobbies sized to allow for a wheelchair movement
- Floor finishes that are firm and slip-resistant to be selected
- All corridors within the apartment blocks will be min. 1800mm, wide enough to accommodate wheelchair users
- Entrance doors to apartment buildings which have clear opening of 1000mm

Principle 2: Flexibility in Use

There are a variety of different house and apartment types to cater for the needs of a wide range of end users.

- All efforts have been made to cater for flexibility for internal alterations. Consideration was given to the housing and apartments design which should meet the changing needs of occupants and visitors.
- All dwellings will be fully compliant with part M.
- All proposed residential units will be energy-efficient and equipped for challenges anticipated from a changing climate.

Principle 3: Simple & Intuitive Use

The overall site layout is logical and direct as possible and surfaces with a strong pattern or contrasting lines that may be confusing are avoided where possible. Internally, the dwellings and apartments use traditional layouts making navigation intuitive. The public spaces will be well lit: all ramped and stepped routes in the scheme will be clearly visible or well signed and proper light to steps and landing surfaces will be provided.

Principle 4: Perceptible Information

Where signage is provided, they will be in compliance with TGD Part M, as clear, short and concise as practicable, combination of capital and lower 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 crossings and other hazards. Material selection for the public areas of apartment buildings 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.

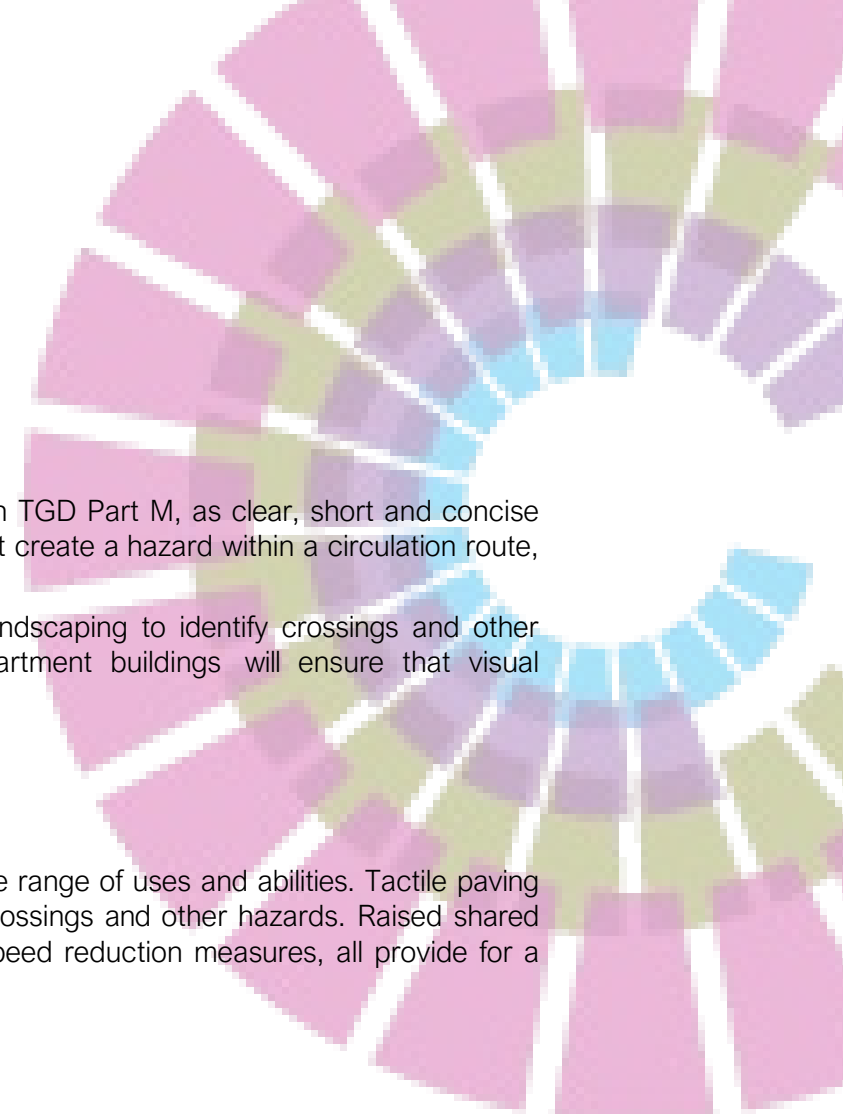
Principle 6: Low Physical Effort

In the interest of providing the scheme with low physical effort, the scheme has been designed to be sympathetic with the existing sloping gradient of the site.

- Easy and level access to all communal areas for disabled people will be provided.
- The residential units propose open plan arrangements to kitchen and living area to facilitate easier circulation.
- Access to communal facilities will be direct and unobstructed, any storage facilities will suit people with different reach range and people with mobility difficulties including people in a seated position.
- Lifts have been provided in all apartment buildings.
- All dwelling design is fully compliant with TGD Part M of the Building Regulations

Principle 7: Building Management

- Good management will be provided for effective functioning of a building
- Evacuation plans will be set by the management of the estate
- The procedures will be in place for undertaking scheduled maintenance and repairs
- External access routes will be kept clear of overhanging vegetation, fallen leaves and litter
- Vegetation will be well trimmed so as not to obscure external signage
- External lighting will be well maintained at all times
- All equipment and machinery will be tested and serviced regularly
- Independent evacuation will be facilitated where possible
- On going review of policies



03.SUMMARY

Consideration of the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland has informed the Site Masterplan layout and landscaping proposal. The main features of the proposed development are therefore as follows:

- ✓ All buildings 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.
- ✓ A range of apartment types have been proposed in terms of both size and design meeting the aspirations of a range of people and households.
- ✓ The proposed development presents a welcoming and positive aspect to passers-by, creating a new accessible urban, public realm and allowing for direct connectivity to open spaces and adjoining lands, thus avoiding unnecessary physical and visual barriers.
- ✓ Connectivity to adjoining lands has been incorporated into the design of the layout. The network of paths and cycle routes ensure full permeability throughout the scheme and ensures 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. 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. Dwellings address these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.

