



# UNIVERSAL ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Kilternan, Dublin 18

On behalf of

Liscove Limited.

Ref: 21009

May 2022

## INTRODUCTION

### UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Liscove Limited (the applicant) for a strategic housing development on lands measuring approximately 11.2 hectares at Kiltiernan Dublin 18.

The application is for a development consisting of 383 dwellings consisting of-

- 19 no. 1 bedroom apartments
- 78 no. 2 bedroom apartments
- 3 no. 3 bedroom apartments
- 8 no. 1 bedroom own-door apartments
- 50 no. 2 bedroom own-door apartments
- 60 no. 3 bedroom own-door duplexes
- 108 no. 3 bedroom houses
- 57 no. 4 bedroom houses

The development also includes a childcare facility, community facility, retail, medical and office units; associated car parking; surface water attenuation, landscaping and all associated site development works. The scheme consists of 4 apartment blocks and 8 blocks containing own door duplexes. The application site is located at Wayside, Enniskerry Road and Glenamuck Road, Kiltiernan, Dublin 18 including a dwelling known as 'Rockville', Enniskerry Road, Kiltiernan, Dublin 18.

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.



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## 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 which can be seen in the example below of Apartment block A. For more information on the variety of unit types within this development please see the Housing Quality Assessment which accompanies this report. Below is an example of different unit typologies in apartment block A.

Unit Type	1 Bed (Quantity)	2 bed (Quantity)	3 Bed (Quantity)	BED SPACES	TOTAL BEDSPACES	UNIT AREA Sq.M
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Apartment block A						
Type AP E	0.00	1.00	0.00	4.00	4.00	85.90
Type AP A3	0.00	1.00	0.00	4.00	4.00	83.70
Type AP A2	0.00	1.00	0.00	4.00	4.00	82.70
Type AP C	0.00	1.00	0.00	4.00	4.00	104.80
Type AP A	0.00	1.00	0.00	4.00	4.00	80.40
Type AP B	1.00	0.00	0.00	2.00	2.00	58.30
Type AP D	0.00	1.00	0.00	4.00	4.00	86.70
Type AP E	0.00	1.00	0.00	4.00	4.00	85.90
Type AP A3	0.00	1.00	0.00	4.00	4.00	83.70
Type AP A2	0.00	1.00	0.00	4.00	4.00	82.70
Type AP C	0.00	1.00	0.00	4.00	4.00	104.80
Type AP A	0.00	1.00	0.00	4.00	4.00	80.40
Type AP B	1.00	0.00	0.00	2.00	2.00	58.30
Type AP D	0.00	1.00	0.00	4.00	4.00	86.70
Type AP G	0.00	0.00	1.00	6.00	6.00	124.30
Type AP H	0.00	0.00	1.00	6.00	6.00	119.50
Type AP J	0.00	0.00	1.00	6.00	6.00	124.80
Type AP F	0.00	1.00	0.00	4.00	4.00	82.70
Totals	2	13	3		74	1616

There are a number 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 layouts cover conventional 2& 3 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 4 variants depending on which of the 4 proposed character areas and configurations (these vary in form and are detached, terraced & semi-detached) within which they are located.

2no. apartment blocks located in the centre of the site (the neighbourhood centre) and 2no. at the north western area of the site.

118 apartment/ duplex types arranged in 8 blocks are located in various locations throughout the site. Please refer to PL101 – Site Layout Plan for further information.

The crèche facility, community facility, retail, medical and office units which also provide additional variety in the typology proposed. These commercial uses are located in the neighbourhood centre and duplex block D1.

The overall summary of dwelling types is set out below for more information on the variety of unit types within this development please see the Housing Quality Assessment which accompanies this report.

Unit Type	1 Bed (Quantity)	2 bed (Quantity)	3 Bed (Quantity)	4 Bed (Quantity)	UNIT AREA Sq.M
<b>Houses</b>	0	0	108	57	107 – 156.50
<b>Apartments</b>	19	78	3	0	49.7 – 124.8
<b>Duplexes</b>	8	50	60	0	47.8 – 139.0

## **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/material changes) 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 cores as identified in section 1 above as well as the crèche and commercial uses.

## **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 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 and in undercroft parking areas.

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