

# PROPOSED STRATEGIC HOUSING DEVELOPMENT

AT KILBARRY, CORK

ON BEHALF OF CORK COUNTY GAA BOARD

## UNIVERSAL DESIGN STATEMENT



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## **Introduction:**

This Universal Access Statement has been prepared in support of a planning application by Cork County Board (The Applicant) for a Strategic Housing Development (SHD) on lands measuring approximately 15.52 hectares at Kilbarry, Cork. The application is for a development consisting of 319 residential units broken down as follows:

- 203 House in a mix of 50 no 2 beds, 128 no.3 beds, and 25 4 bed houses in a mix terraced and semi-detached typologies.
- 53 duplex apartments consisting of 26 1 beds, 25 2 beds and 2 no. 3 bed units in a mix of 4 different blocks.
- 63 apartments in 3 separate blocks consisting of 15 1 bed units and 48 2 bed apartments.

## **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 development to cater for this. There are 85 no. dwelling units which are designed so that they can be converted to become fully accessible. These units have level access with all accommodation on one level and no internal stairs required, and which could then be used as step down accommodation or for use by persons with specific needs. These units are located within the 3 apartment blocks E, F and G as well as in the ground floor units of Duplex Blocks A, C and D. There are also many ground-floor own door units spread throughout the scheme.

The design ensures that all units are close to an amenity open space within the development. There are a number of high quality landscaped open spaces provided for within the development with a variety of uses proposed. These vary from the pocket parks located close to housing, to the large areas of open space around the apartments to the new public park located within the land to the north of the site along the valley to the Glenamought river. All the amenity spaces including the public park 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 of Use:**

The residential accommodation offers a wide variety of layouts for different preferences and uses. These cover conventional 2/3 storey housing of different styles and character and a variety of apartment and duplex accommodation—all being compliant with TGD Part M. A wide selection of principal house types that come in a variety of different configurations are proposed (these vary in

form and utilise 2,3 and 4 bed terraced & semi-detached typologies. There are 4 separate duplex apartment block types proposed (Blocks A – D) which vary in form. Blocks A, C and D contain ground floor 1 bed units with 2 bed units and a small number of 3 bed units over two floors above accessed via an ambulant accessible stairway. Block B, which steps down a full level in response to existing gradients on the site in the vicinity of this block contains 2 bed units to the ground and lower ground floor with 1 bed units overhead generally, again via an ambulant accessible stairway. There are 3 separate shared access apartment block (Blocks E, F and G) which contain a mix of 21 apartments in a block varying from 4-5 storey which also steps down a full level in response to gradients, with full lift access to all apartments.

This wide variety of house sizes, and types allows caters for a wide variety of people of different ages and abilities and facilitates downsizing as well as upsizing for residents depending on their changing circumstances

### **Section 3:**

#### **Simple and Intuitive Use**

The language of the design is simple, with clearly defined nodes located at the two main public plazas to assist in wayfinding and clear visual and physical links into and around the site. The 4 different character areas assist in creating distinct areas within the scheme to improve legibility and there is a clear distinction made between public and private domains, through the use of different material finishes and through the use of simple features to identify access points such as porches and roof canopies. Internally, dwellings have clear and familiar layouts which are easy to navigate and allow for maximum flexibility in use by residents.

### **Section 4**

#### **Perceptible Information**

Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. The proposed plaza space to the front of the crèche and duplex Blocks A, C and D is clearly identified through a raised area and high-quality paving finishes. Material selection for the crèche, and all of the houses, duplexes and apartments, will ensure that visual contrast is provided for as required by TGD Part M. The use of clear nodes within the scheme at the two public plazas, the creation of different character areas and the permeability provided through connection to the existing environment as well as future connection to neighbouring development lands creates a highly permeable and legible scheme

### **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. The clear visual linkages within the development to the primary amenities, both inside and out, will aid differentiation of the various aspects/ parts of the development.

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## 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. A network of shared pedestrian and cycleways are provided within the scheme and link to the open space lands to the north and to other development sites and existing facilities in the area. Car parking is provided in a mix of ways to provide variety with significant on curtilage parking for houses which will reduce travel distances, as well as shared parking to houses, duplexes and apartments, with the majority of this car parking provided adjacent to the main building entrances and the balance within a short walking distance. Accessible car spaces are also located close to the entrances of the relevant buildings throughout. Lifts are provided for in each apartment block, and ambulant stairs are provided as required for access to the upper-level own door units (including duplex types) and to access each storey of the apartment blocks and the creche.

## 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 duplex units and apartment blocks and the Neighbourhood Centre units (including creche) are min. 1 metre clear width with level 1.8 metre square clear zones/ landings provided clear of door swings to each of the 3 apartment main access doors. Doorways into dwelling houses and own door apartment units are min. 0.8 metre clear width with level 1.2 metre square clear zones / landings provided clear of door swings. All accessible entrances to the various building types will satisfy the guidance in TGD Part M with all such entrances provided with a level entry i.e., with maximum threshold height of 15 mm with exposed edges chamfered or pencil rounded.

### Reference documents:

- DoEHLG Building Regulations 2010—Technical Guidance Document Part M, Access and Use.
- NDA, Building for Everyone. The National Disability Authority, Dublin.
- BS 8300:2018 Standard for the Design of an Accessible and Inclusive Built Environment

Part 1: External environment – code of practice, *and*

Part 2: Buildings – code of practice.