

**UNIVERSAL DESIGN STATEMENT**

**Corrib Causeway,  
Phase 1  
Dyke Road, Galway**

March 2025

DRG-MOLA-ZZ-XX-RP-0503

# Universal Design Statement

## Introduction.

This proposed residential development has endeavored to comply with the principles of Universal Design throughout the scheme, with the goal of fair access and use of this development for everyone. This is to provide access and use of the development regardless of age, size, ability, or disability. Technical Guidance Document M have been utilized throughout the design process and has influenced the design of the scheme.

## Principle 1: Equitable Use

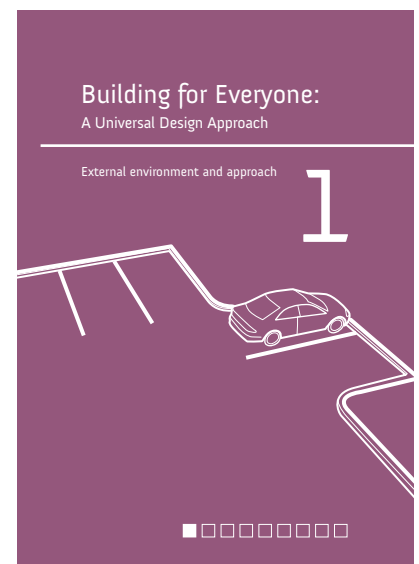
The same means of access to buildings in the scheme is provided for all. Consideration was given for topographical constraints. All dwellings are accessed via a Part M compliant route from the site access point and car parking space to the front door of each core. Apartments located above the ground floor are accessed via a lift and stairs.

As required the provision of the following access and approach routes to be in line with Section 1.1 of Part M:

- The approach routes to the accessible entrances of the building are the routes from: adjacent road or the entrance point at the boundary of the site; and any designated car-parking spaces for people with disabilities and/or setting down areas;
- The circulation routes around the building are the routes: routes between the accessible entrances and any other subsidiary entrances and buildings, where external circulation is required between them; to and from facilities associated with the building within the complex; and from the building exits to assembly points or to the boundary of site.

Changes of levels within a storey were avoided. The proposed scheme provides 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
- The approach to all principle entrances is level or gently sloping when applicable. Where stepped access route is provided, an additional means of access will be provided (e.g. gentle slope, ramp or platform lift where level approach cannot be achieved), as per Section 1.1.2 of TGD M 2022.
- All entrances are illuminated, have level access over the threshold as well as a covered main entrance.
- Entrance lobbies sized to allow for a wheelchair movement.



Communal stairs provide easy access and when apartments are reached by a lift, the lift is fully accessible.

- 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
- The width of internal doorways and hallways conform to Part M.
- Accessible sanitary facilities are provided for staff/maintenance teams.
- There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
- All apartments have entry level WC facilities in compliance with Part M.
- Bathrooms have been designed for ease of access to the bath, WC and wash basin.
- Switches, sockets, ventilation and service controls are provided at a height usable by all.

### **Principle 2: Flexibility in Use**

There are a variety of different 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 apartments design which should meet the changing needs of occupants and visitors. Future adaptability has been considered in the design. 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**

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 regular layouts making navigation intuitive. Units have intuitively and traditionally arranged circulation, bedrooms, ancillary and living spaces. Activities within a home are grouped and zoned to provide distinctive spaces for different activities and minimise noise transfer between living rooms and sleeping areas. In open plan living rooms, the layout of the kitchen should create a sense of separation from the living space. 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, i.e. 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 to be provided in line with TGD M 2022 (stepped access routes, pedestrian crossings, etc.) and will be developed further 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 prioritizes minimizing hazards and accommodating a wide range of uses and abilities. Tactile paving with dropped kerbs will alert users to road crossings and other hazards. Raised shared surface areas, platforms, road curvature, and traffic speed reduction measures all contribute to a low-speed traffic environment, enhancing safety for everyone. High parapet roofs will be incorporated at the building's roof level for additional safety.

The design will also include clear signage, doors that do not open directly into circulation or access routes, vision panels on doors, and unobstructed circulation and maneuvering areas. Accessible escape routes, slip-resistant floor surfaces, visual contrast, and manifestations on glazed screens will all be integral considerations during the detailed design phase.

### **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 and ensuring an environment cohesive for all abilities.

Lifts have been provided in all cores. The external boardwalk provides a level access route that serves all cores. Easy and level access to all communal areas for disabled people will be provided, utilizing lifts and platform lifts where required to manage the level changes. Consideration of accessibility to the lower ground floor level/communal amenity space (+5.0AOD) has been considered providing the required separation in vertical circulation required for evacuation alongside day-to-day accessibility for all residents.

The residential units propose open plan arrangements to kitchen and living area to facilitate easier circulation. All dwelling design is fully compliant with TGD Part M of the Building Regulations. 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.

### **Principle 7: Size and Space for Approach and Use**

- Over 65% of the units are oversized, providing additional space to facilitate navigation, assistive devices, and additional personnel.
- 10% provision of Universal Design (UD) units is proposed.
- During detailed design, the principles of the apartment layout will be further considered to accommodate various user groups, including both seated and standing users.

### **Building Management**

- Good management will be provided for effective functioning of a building
- Evacuation plans will be set by the management of the estate, ensuring consideration for safe evacuation in the event of a flood, fire or emergency.
- 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
- On going review of policies

### **Conclusion**

The scheme has been designed with the principles of Universal Design through the following features:

- To provide amenities that meet design requirements to allow people of all ages, sizes, abilities and disabilities to work, shop and enjoy recreation locally or to travel with ease;
- To facilitate a mix of apartment types, sizes and tenures that allow all sections of society to remain part of the community and use its facilities throughout the life cycles;
- All units to be Part M compliant with 10% UD allocation (22 units).
- To provide alternatives to the private car through siting proximate to public transport and local services.
- To support the local pedestrian and cycling environment and provide ample cycle parking facilities;
- To provide accessible open space for all kinds of activity;



Údarás Náisiúnta Míchumais  
National Disability Authority

Technical Guidance Document M  
Department of Housing, Local Government and Heritage



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreacht  
Department of Housing,  
Local Government and Heritage

# MOLA

Architecture

[mail@mola.ie](mailto:mail@mola.ie)

+353 1 218 3900

2 Donnybrook Road, Dublin, D04 NN50

[www.mola.ie](http://www.mola.ie)