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ARCHITECTS

Proposed Residential Development at

MEADOW BROME, GRANGE, DOUGLAS, CO. CORK

Statement of Compliance with Principles of Universal Design

Prepared on behalf of

Westbrook Housing Company 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, and will inform later detail design, and will be demonstrated through the BC(A)R system and through the Disability Access Certificate for the crèche and apartment buildings.

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. The crèche and apartment block front doors enter at ground floor level and are accessible from a Part M compliant route. All accommodation for the crèche is at ground floor, accessible to all. Apartments located at first and second floors, are accessed via a lift.

The pedestrian routes through the site are gently sloping; 1:20 or less steep. The topography of the site is such that there are very few dramatic changes in level. Where a large change in level does occur, close to the re-instated farm buildings, where existing trees are proposed to be retained and stepped access is necessary, alternative gently sloped access to the area [1:20 or less steep] is provided from an alternative aspect ensuring universal and equitable use of all spaces. 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 and multi-use games areas, have also been located within areas of level ground and access to insure 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 and public areas of apartment buildings will ensure that visual contrasts are provided as required by Part M.

Due to the architectural simplicity of the site layout plan, wayfinding and directions are simplified through the straight visual and circulation links throughout the site.

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.

Barriers are provided at any sudden changes in level, which are mainly at the elevated green spaces near the duplex buildings where existing trees are proposed to be retained, and where the existing landscape falls away to the ecological corridor in the south.

Principle 6: Low Physical Effort

In the interest of providing a scheme with low physical effort, the scheme has been designed to be sympathetic with the existing gently sloping gradients of the site. In places, the development is proposed to be built up to reduce the gradients further. Pedestrian access routes 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 and apartment buildings. Lifts have been provided in all apartment buildings. 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 strict 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 all entrances of dwellings, crèche and apartment building. Internally all buildings provide circulation and sanitary facilities in compliance with Part M.