

Universal Design Statement

LRD Planning Application Flemington Lane Balbriggan

1. What is Universal Design?

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (ICT).
(Disability Act, 2005)

This Universal Design Statement is provided to confirm that the proposed development has been designed to comply with the Principles of Universal Design, the relevant Building Regulations, relevant Development Plan requirements taking cognisance of other national and international guidelines and best practice.

2. Standards and Guidelines

The Development is required and designed to provide compliance with the following:

- The Building Regulations 1997-2025, Specifically Technical Guidance Document Part M (Access & Use)
- Fingal Development Plan 2023–2029

The design team has been guided in its approach from preliminary design stage by the following documents:

- The Centre for Excellence in Universal Design (CEUD) - Building for Everyone
- The Centre for Excellence in Universal Design (CEUD) – Principles of Universal Design
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment

Code of Practice

- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice
- DMURS – Design Manual for Urban Roads and Streets.

3. Compliance

Technical Guidance Document Part M provides guidance in relation to providing compliance with the requirements of Part M of the second schedule of the Building Regulations and provides as follows:

Part M aims to foster an inclusive approach to the design and construction of the built environment. The requirements of Part M (M1-M4) aim to ensure that regardless of age, size or disability:

A. New buildings other than dwellings are accessible and useable:

- B. Extensions to existing buildings other than dwellings are where practicable, accessible and useable;
- C. Material alterations to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable.

4. Design and Compliance Approach

Where works are carried out in accordance with the guidance within Technical Guidance Document Part M 2022, this will, prima facie, indicate compliance with Part M of the Second Schedule of The Building Regulations (as amended). The Design team is committed to achieving universal access throughout the proposed development within the built environment and the public realm.

The proposed development adopts a Universal Design approach across the site, public realm, buildings and individual dwellings, with accessibility and adaptability considered from the outset of the design process. In accordance with the Fingal Development Plan 2023–2029, the development seeks to provide an inclusive and accessible environment that can accommodate people of varying ages, abilities and changing needs throughout their lifetime. This approach extends beyond minimum Part M compliance to incorporate accessible pedestrian routes, entrances, communal spaces and open spaces, together with adaptable and accessible residential units. A proportion of dwellings will be designed to a higher standard of Universal Design and age-friendly accommodation, with appropriate provision for future adaptation and care needs. The overall objective is to create a welcoming, inclusive and adaptable residential environment that supports independence, choice and accessibility for all residents

5. Public Realm and Approach

The provision of independently accessible means of approach to the accessible entrance(s) of a building and means of circulation within a building in accordance with Section 1.1 of TGD Part M 2022.

Please refer to JFOC dwelling type drawings & NMP Landscape Architects Landscape Design Statement for further information.

6. Independent Accessibility

The provision of entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD Part M 2022. The following are provided in accordance with TGD Part M Section 1.1.

As above, the majority of dwellings are provided with level access. First floor duplex units are provided with Ambulant Disabled stairways in accordance with TGD Part M Section 1.1.3.5 stepped access. The design including materials and lighting of entrance doors makes them easily identifiable. Entrance doors are provided with a minimum leading edge of 300mm.

7. Sanitary Fittings

Independently accessible sanitary facilities that meet the needs of people with a wide range of abilities have been provided in accordance with Section 3.4 of TGD Part M 2022.

8. Accessibility

Dwelling houses and apartments have been designed to provide for adaptability as resident requirements change over time. Reference to The National Disability Authority in Ireland (NDA) - Building for Everyone – A5 Lifetime Home Standards (Refer to Diagram 1 & 2).

9. Simple and Intuitive Work

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level. Guidelines:

- 3a. Eliminate unnecessary complexity.
- 3b. Be consistent with user expectations and intuition.
- 3c. Accommodate a wide range of literacy and language skills.
- 3d. Arrange information consistent with its importance.
- 3e. Provide effective prompting and feedback during and after task completion.

Pedestrian and bicycle routes throughout the development provide direct connectivity

A clear street hierarchy provides a consistent appreciation of place and of way finding.

Node houses are situated at prominent positions to assist for wayfinding for pedestrians, cyclists and motorists.

Raised traffic tables, bends and landscaping on roads in conjunction with visual contrasts to surface and footpaths within home zones provides for a pedestrian and cyclist priority environment, designed to encourage low vehicular speed.

10. Conclusion

The development has been designed to so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to.

Disability Accessibility Certificates will be required for all apartments and for the creche building.

The Building Control (Amendment) Regulations 2014 will be applicable to all Residential Apartments & Dwelling houses, Evidence of compliance with the Building Regulations will be provided to the Local Authority under this process.

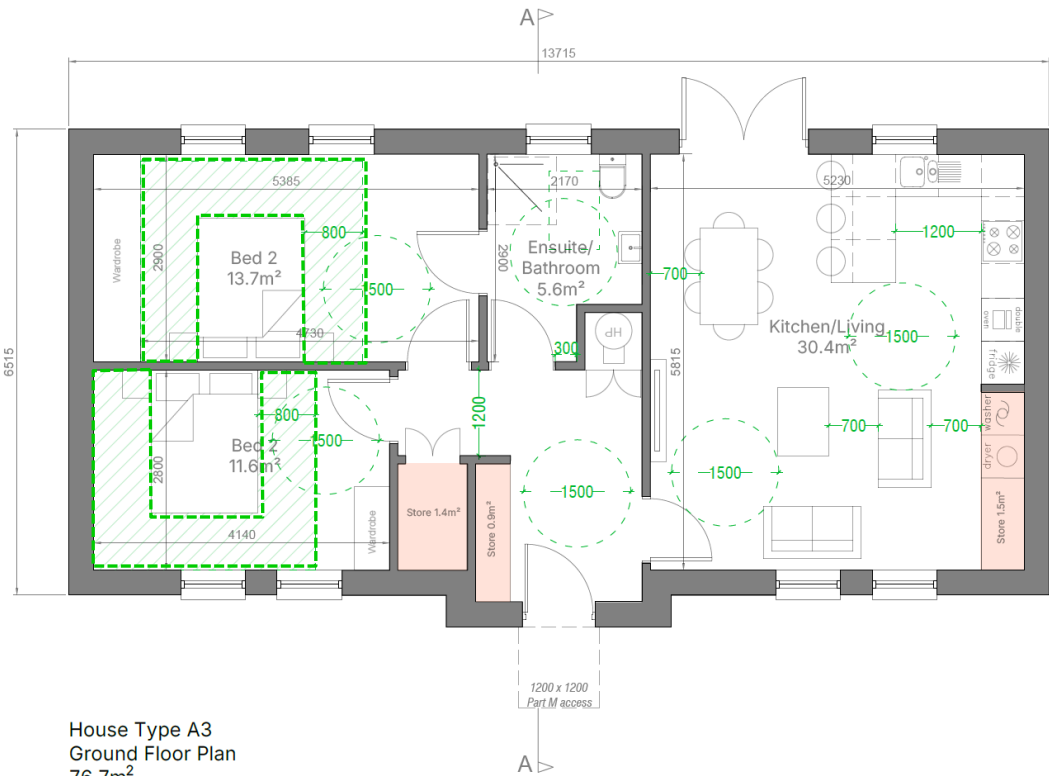
Appendix A - Proposed Universal Design Dwellings

Proposed Part V Allocation



Universal Design Approach

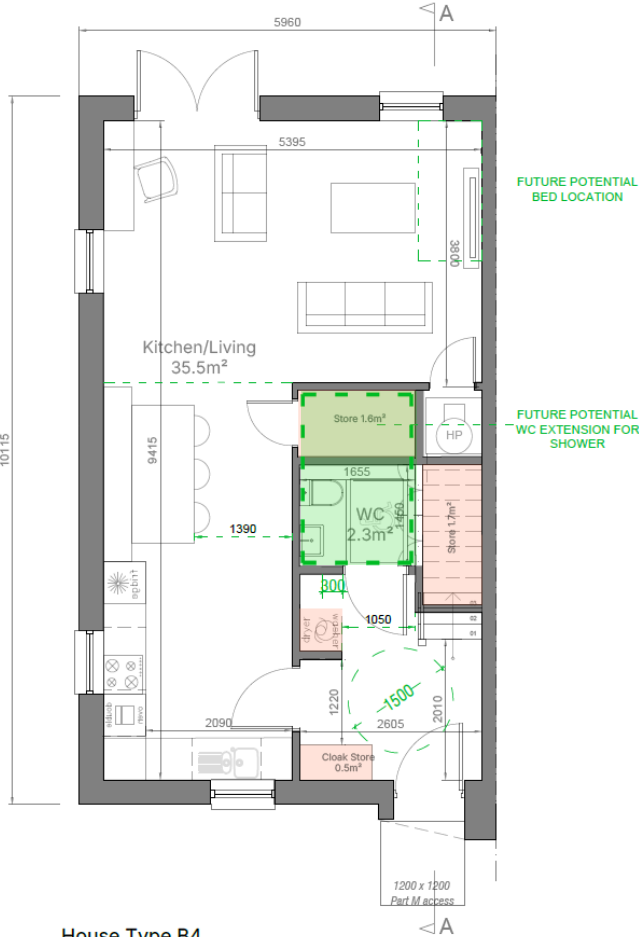
- All key UD dimensions shown in green
- 1500mm turning circle shown as
- 800mm clear space shown as



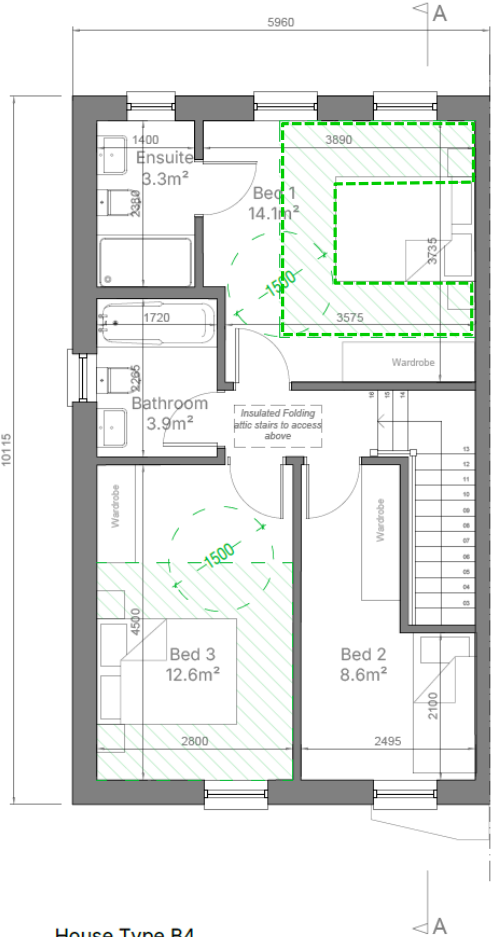
House Type A3
Ground Floor Plan
76.7m²

Universal Design Approach

- All key UD dimensions shown in green
- 1500mm turning circle shown as
- 800mm clear space shown as



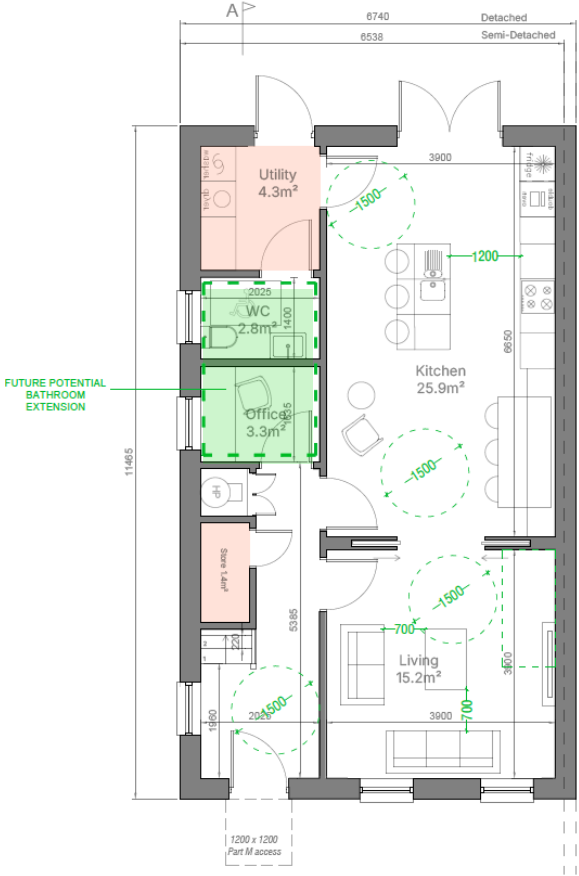
House Type B4
Ground Floor Plan
50.8m²



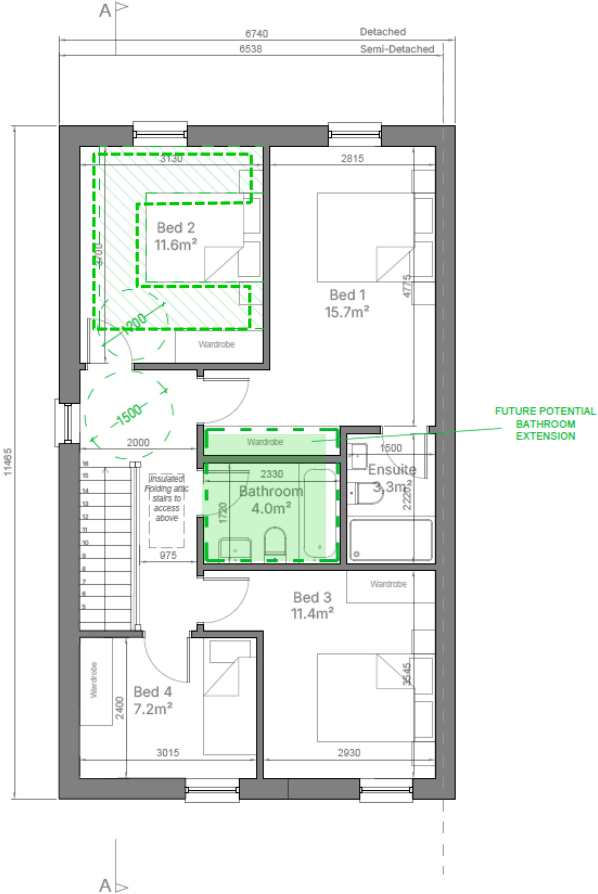
House Type B4
First Floor Plan
50.8m²

Universal Design Approach

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- 1500mm turning circle shown as
- 800mm clear space shown as



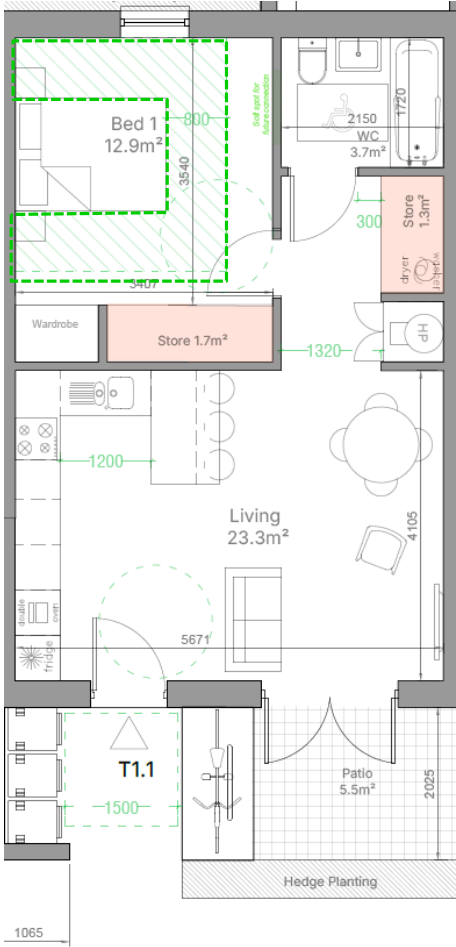
House Type C2
Ground Floor Plan
65m²



House Type C2
First Floor Plan
65m²

Universal Design Approach

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- 1500mm turning circle shown as
- 800mm clear space shown as



Block A Ground Floor Plan