

PROPOSED LARGE SCALE HOUSING DEVELOPMENT

AT SPA GLEN, MALLOW, CO. CORK

ON BEHALF OF O'FLYNN CONSTRUCTION CO UNLIMITED COMPANY

UNIVERSAL DESIGN STATEMENT



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Proposed Site Layout Plan

Introduction:

This Universal Access Statement has been prepared in support of a planning application by O’Flynn Construction Co. Unlimited Company (The Applicant) for a Large-scale Housing Development (LRD) on lands measuring approximately 8.12 hectares at Spa Glen, Mallow, Co. Cork. The application is for a development consisting of 186 residential units broken down as follows:

- 168 No. Dwelling Houses in a mix of 48 no. 2bed, 104 no. 3bed, and 16 No. 4bed accommodations in a mix of terraced and semi-detached typologies.
- 18 No. Duplex Apartment dwellings all 1 No bed accommodations.
- 0 1 No. Creche Facility to accommodate 50 No. Childcare places

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 also 9 No. 1 Bed, own door, ground-floor apartment units proposed.

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 small areas located close to housing, to the large areas of open space separating the 2 proposed character areas which extends out along the southern section of the proposed development site. All the amenity spaces are accessible and useable by all except the biodiversity planting areas. All dwellings and ground floor apartments with own door access, 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 except the space allocated for biodiversity planting.

Section 2:

Flexibility of Use:

The residential accommodation offers a wide variety of layouts for different preferences and uses. These include conventional 2 storey housing of different styles and character to one bed duplex accommodation—all being compliant with TGD Part M. A wide selection of house types with a variety of different configurations are proposed (these vary in form and utilise 2, 3 and 4 bed terraced & semi-detached typologies, with 2 duplex terraces proposed providing 1 Bed accommodation 9 no. at ground floor and 9 No at first floor accessible via internal ambulant accessible staircases.

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 a clearly defined central open space to assist in wayfinding and clear visual and physical links into and around the site. The 2 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 uncontrolled road crossings. Material selection for the crèche, and all of the dwelling houses and duplex apartments, will ensure that visual contrast is provided for as required by TGD Part M. The use of clear nodes within the scheme, 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 alert users of road crossing points. The raised traffic tables, road alignment and landscaping provide traffic calming as well as a safe low speed environment for all. The Roads, footpaths and pedestrian refuge strips and trails have been designed in accordance with the Design Manual for Urban Roads & Streets (DMURs). Biodiversity reservation areas minimise risk at slopes falling to the N72 National Road

Section 6

Low physical effort

Access around the site is facilitated by means of low gradient pedestrian routes, all footpaths are 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 bicycle trails are provided within the scheme and link the open space areas and to other neighbourhoods and to existing routes leading to existing community, commercial, employment and educational facilities in the town. Car parking is provided on curtilage for dwelling houses with shared parking to duplex apartments, where the parking is provided in close proximity to the entrances. 3No. dedicated accessible car parking spaces are also provided; 1no. serving the Creche and 2No. serving the Duplex apartments. Ambulant stairs are provided to access to the 9No. the own door units leading to first floor accommodation. All facilities in the proposed Creche are on ground floor level.

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 the Creche are min. 1 metre clear width with a level 1.8 metre square clear zone provided clear of door swings. Doorways into dwelling houses and own door duplex apartments are min. 0.8 metre clear width with level 1.2 metre square clear zones 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.

Leave no One out



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.