

# Statement on Universal Design

**Residential Development on Lands at Kilmashogue House and Coill Avon house,  
Whitechurch Road, Rathfarnham, Dublin 16**

The statement below outlines how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). The following documents have been referred to for guidance: National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at [www.universaldesign.ie](http://www.universaldesign.ie).

## Principles of Universal Design

The principles of universal design underpin the design approach, such that the scheme "may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaptation, modification, assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability" Disability Act 2005.

As the architects for the proposed development, we, JFOC Architects confirm that all the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility. Cognisance has also been paid to the guidance set out in the 2013 Universal Design Guidelines for Homes in Ireland. The site layout plan and landscaping proposals have also taken into consideration the need for ease of movement through the development. The main features of the proposed development are as follows:

- All houses have level access delivering ease of access for all.
- Duplex Apartments have been designed with ambulant disabled access stairs to upper level units
- Apartment Buildings have been provided with lift access to all entrance levels and to the basements
- The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.
- Changes in level throughout the public realm have been considered to ensure access for all. Significant changes have necessitated the use of steps in parts of the landscape proposals, but alternative routes and accesses are also provided.
- Level access at crossing points throughout the scheme have been designed to ensure access and connectivity for all is facilitated.

- A range of dwelling types have been proposed in terms of typology, size and design, meeting the aspirations of a range of people and households. These range in gross floor area from 45.7<sup>2</sup> (1-bed apartment) to 243m<sup>2</sup> (4-bed house) with a variety of 1, 2, 3 and 4 bed designs. Please refer to the accompanying Housing Quality Assessment, Schedule of Accommodation and Housing Mix Statement for details.
- It is a specific objective of the development plan to '*promote housing for older people*'. The range of dwelling types and sizes proposed will provide for accessible independent and semi-independent living for people of all ages.
- Houses have been designed such that there are options available for conversion or extension if required.
- The proposed built form presents a welcoming and positive aspect to passers-by, avoiding unnecessary physical and visual barriers. Please refer to the accompanying drawings, 3D illustrations and design statement.
- The network of roads, paths and cycle routes ensure full permeability throughout the scheme and facilitates connectivity to the surrounding amenities. Future potential connections have also been facilitated at boundaries where appropriate to allow for the sustainable development of adjoining lands. Please refer to the Architectural and Urban Design Statement by JFOC Architects and Transportation Assessment Report by NRB Consulting Engineers

### **Public Spaces and Shared Spaces**

Public spaces, streets, and parks are all designed so that every member of society can use them. Buildings front these spaces so that they are passively supervised, creating safe spaces for everyone to use. Level grade crossings, aligned with the height of footpaths, have been provided across junctions for pedestrians between the Link Street and local streets to promote the accessibility and permeability of the proposed development for all users. In addition, the provision of grass, tree and parking verges between the carriageway and footpaths on local streets ensures continuity of footpaths for pedestrians as the dropped kerbs for access to parking have been absorbed in the verges.

Further details on the design proposals are included in the Architectural and Urban Design Statement, Landscape Design Report and Transportation Assessment Report that accompanies this planning application.