

Residential Development
Courtstown, Little Island LRD
Universal Design Statement

10277-ENG-A-XX-RP-C-004

Issue 1 | 14 June 2024



Engenuiti Consulting Engineers Ltd.

Westpoint Business Centre

Ballincollig

Cork

Ireland

www.engenuiti.ie



Status / Revisions

Rev.	Date	Reason for issue	Prepared		Reviewed		Approved	
[1]	16/05/24	Information	SO	16/05/24	RW	20/05/24	DOS	21/05/24

© Engenuiti Consulting Engineers Ltd. 2018. This document is an Engenuiti Consulting Engineers Ltd. Confidential document; it may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, photocopying, recording or otherwise disclosed in whole or in part to any third party without our express prior written consent. It should be used by you and the permitted discloses for the purpose for which it has been submitted and for no other.

Contents

1.	INTRODUCTION	4
2.	EQUITABLE USE	5
3.	FLEXIBILITY IN USE	5
4.	SIMPLE AND INTUITIVE USE	5
5.	TOLERANCE FOR ERROR	6
6.	LOW PHYSICAL EFFORT	6
7.	SIZE AND SPACE FOR APPROACH AND USE.....	6

1. INTRODUCTION

This Universal Access Statement has been prepared by BG Architecture on behalf of Ruden Homes Ltd. in support of the proposed 172-unit large scale residential development at Courtstown, Little Island, Co. Cork on a net site developable area measuring 4.35 Ha. The proposed development comprises of 146 No. residential units (mix of house types) and 26 No. apartments (mix of 1, 2- & 3-bedroom units) as follows:

- 5 No. 4 bed detached.
- 35 No. 4 bed semi-detached/end of terrace
- 65 No. 3 bed semi-detached/end of terrace
- 41 No. 2 bed semi-detached/end of terrace
- 6 No. 2 bed duplex apartments
- 12 No. 1 bed apartments
- 5 No. 2 bed apartments
- 3 No. 3 bed apartments

Total: 172 No. units

The following sets out how the design of the development complies with the principles of universal design. Technical Guidance Document Part M (2010) shall be adhered to in relation to the design of all residential and commercial units.

The design from concept to planning submission has suitably addressed the following areas throughout the scheme.

- a) External Environment
- b) Entrances & Horizontal Circulation
- c) Vertical Circulation
- d) Internal Environment and services
- e) Sanitary Facilities
- f) General Facilities
- g) Building Types
- h) Building management
- i) Planning

2. 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 proposal to cater for this (Please see the accommodation schedule submitted with this application)

There are a number of varieties of high quality landscaped open spaces provided for within the development, with a variety of uses proposed. All the amenity spaces are accessible and useable by all. All ground floor apartments with own-door access as well as communal entrances into the apartment blocks are accessed at ground floor via a Part M compliant access route from the designated parking space to the front door. Access to all parts of the site is provided for all users.

All ground floor duplex apartments with own-door access as well as communal entrances into the apartment block are accessed at ground floor via a Part M compliant access route from the designated parking space to the front door. Access to all parts of the site is provided for all users.

3. FLEXIBILITY IN USE

The residential accommodation offers a wide variety of layouts for different preferences and uses.

These layouts cover conventional unit types of distinctive styles and characters all being compliant with TGD Part M. These are as follows:

- The principal housing / apartment types offer a number of variants depending on character areas.
- The overall summary of dwelling types can be seen in the accompanying accommodation schedule.

4. SIMPLE AND INTUITIVE USE

The language of the design is simple, clearly identifying distinctions between public and private domains (different material finishes), simple features to identify access points (e.g., porches/material changes) and clear visual (physical) links into and around the site.

Internally, dwellings have simple and familiar layouts to easily navigate.

Designated parking is being provided for in close proximity to all residential units providing direct access (Apartments Lift/Stair) to all floors.

5. TOLERANCE FOR ERROR

Tactile paving will be used to warn users of road crossings and other hazards. The raised traffic tables and landscaping provide traffic calming as well as a safe low speed environment for all. The proposed development has been designed as a pedestrian friendly environment with limited interface between vehicles and pedestrians. Given the clear visual linkages within the development to the primary amenities, both inside and out, differentiating various aspects/ parts of the development.

6. LOW PHYSICAL EFFORT

Access around the site is facilitated by means of low gradient pedestrian routes, all a minimum of 1.8 meters clear width, without significant alteration of the topography. Access to all public and semi-public spaces is via these routes.

Car parking is provided for within the curtilage of the site, parking is provided for adjacent to all residential units.

Lifts are provided for in each apartment block, and ambulant stairs are provided as required for access to upper level.

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 apartment blocks are 1-meter clear widths with 1.8 meter square clear zones/ landings are provided clear of door swings.

- a) DoELHG (2010) Building Regulations, Technical Guidance Document Part M, Access and use.
- b) BS 8300, The design of buildings and their approach to meet the needs of people with disabilities-Code of Practice