

UNIVERSAL DESIGN STATEMENT

MAYESTON S179A

Mayeston, Poppintree, Dublin 11

October 2023



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1.0 INTRODUCTION

This Universal Design Statement has been prepared on behalf of Fingal County Council in support of a Section 179a Application at a site of c.1.35 hectares at Mayeston, Poppintree.

Project Description: The proposed development relates to a site of c.1.35ha. located within existing residential development referred to as Mayeston, Poppintree, Dublin 11. The site is located north of St Margaret's Road and is bound by the M50 motorway to the north, Mayeston Green and Silloge Green to the east, Mayeston Downs to the south, and to the west by public open space.

The proposed development will include for the provision of 119 no. apartment units consisting of 39 one-bedroom apartments, 68 no. two-bedroom apartments and 12 no. 3-bedroom apartments ranging from 3-6 no. storeys and will also include for car parking, cycle parking, pedestrian and cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

2.0 SUMMARY OF POLICY

As stated in “Fingal County Council Development Plan 2023-2029”, paragraph 14.4.3 (Ensuring Accessibility for All):

“In order to ensure that all new development is inclusive and accessible, the Council will have regard to the Universal Design Guidelines for Homes in Ireland and Housing Options for our Ageing Population-Policy Statement and the National Disability Authority’s Building for Everyone: A Universal Design Approach 2012 and will seek best practice standards in terms of accessibility. Developers will be required to comply with Part M of the Building Regulations – Access and Use.”

Fingal County Development Plan 2023-2029 Objective SPQHO22 – Accessible Housing notes:

“Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupant’s lifetime.”

As per Fingal County Development Plan Objective DMS037 at least 10% of the proposed units need to be age friendly. Fingal County Development Plan Policy SPQHP20 - Adaptable and Flexible Housing states:

“Promote all new housing to be designed and laid out in an adaptable and flexible manner to meet the needs of the homeowner as they age as set out in Section 5.2 Flexibility and Adaptability Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities 2007 published by the Department of Environment, Heritage and Local Government.”

Fingal County Development Plan 2023-2029, paragraph 14.11.2 (Age Friendly Housing) proposes the age friendly principles taken from the “Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home - June 2021” published by Age Friendly Ireland. These set out that an Age Friendly Home:

- is well-connected to local amenities;
- is easy to approach and enter;
- is connected to the outdoors;
- is easy to move about in;
- has accessible and adaptable toilets and bathrooms;
- has a guest bedroom,
- has easy to use fittings and fixtures;
- is energy and cost efficient;
- has good security system;
- has a good technology system.

3.0 SUMMARY OF PROPOSAL AND COMPLIANCE

The proposal includes a total of 20 no. UD units, located in Blocks A and D. This equates to 32% of the social housing units in the project, in compliance with the requirements outlined in Section 2 above. All UD units are accessed through Part M compliant access and stairs and lifts, and with internal layouts designed in accordance with the Universal Design Guidelines for Homes in Ireland. The specific design features are outlined in Section 4, demonstrating the design response achieve compliance with the qualitative criteria.

12 of the UD units are designated as 'age friendly' units, located in Blocks A and D, equating to 10% of the total units in the development, in compliance with the requirements outlined in Section 2 above. The specific design features of the age friendly units are outlined in Section 5, , demonstrating the design response achieve compliance with the qualitative criteria.

UD and age friendly units are identified on architectural floor plans, and summarised on the diagram below:

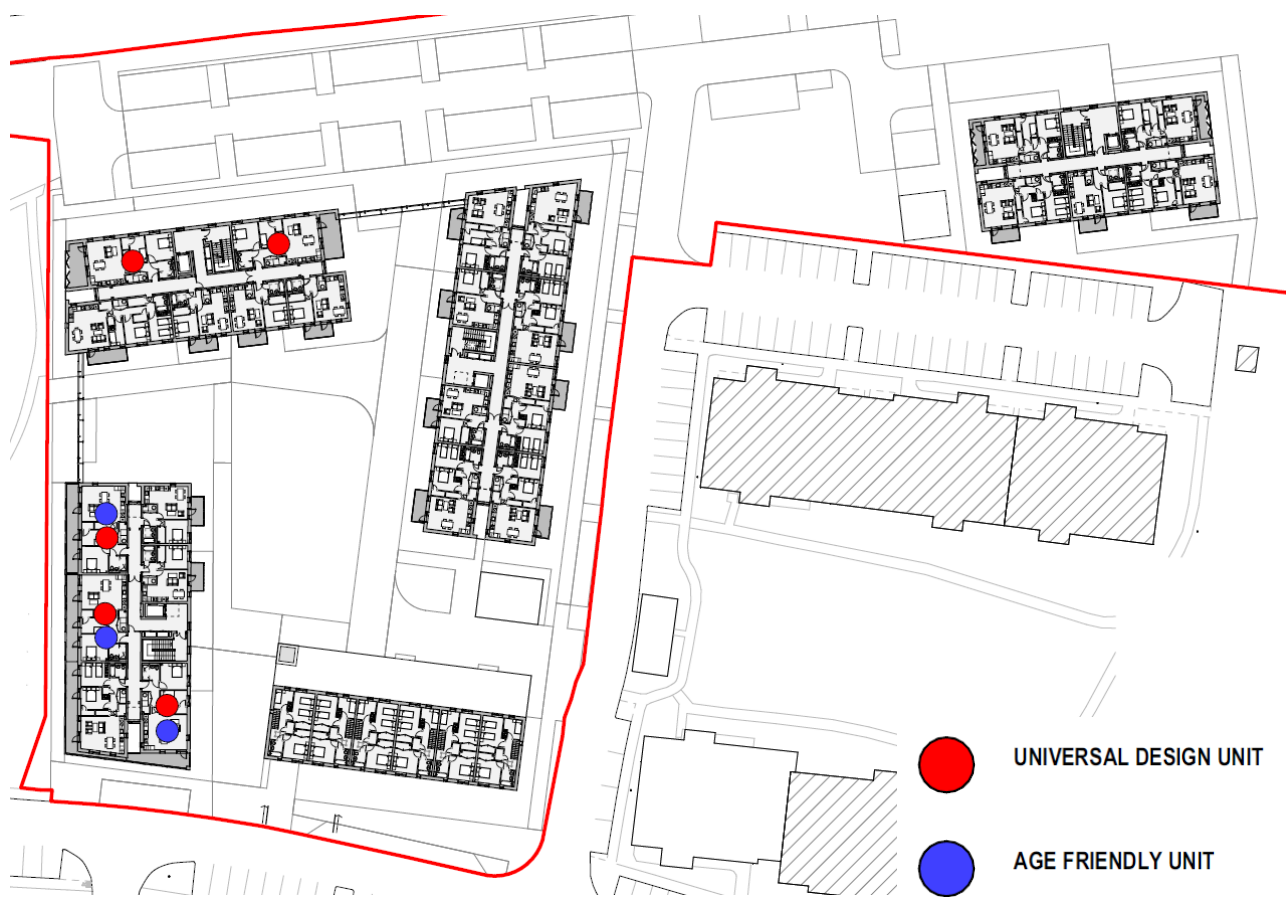
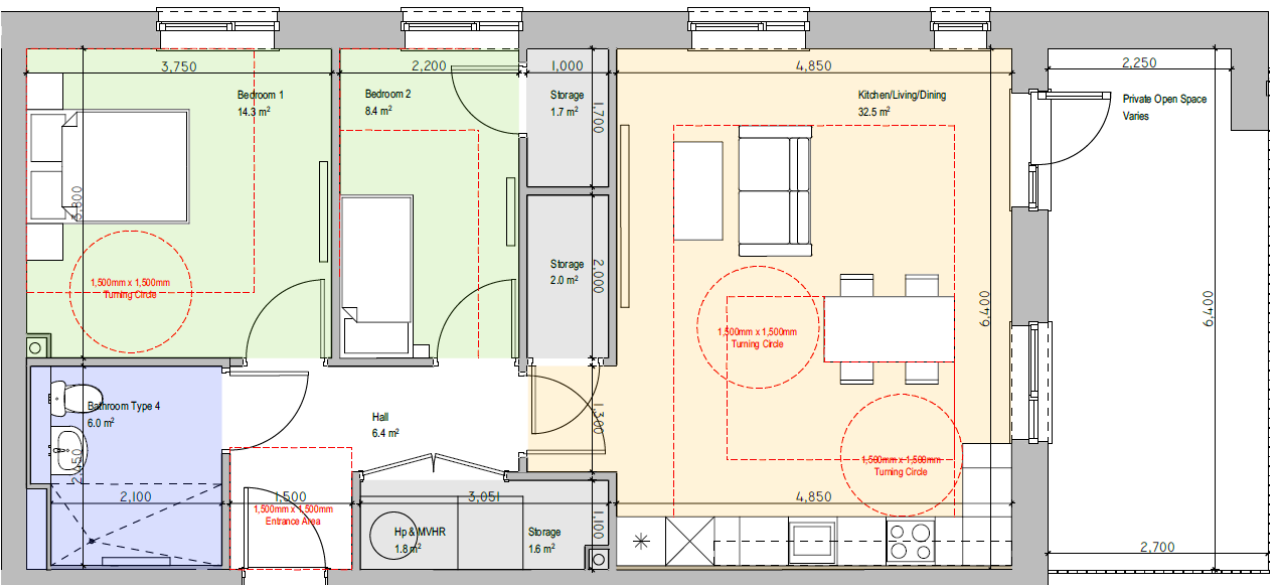


Diagram showing location of UD and AF units, Level 02

The entrance areas, stairs, lifts and corridors providing access to these units has been designed to provide easy access and movement. The stairs are Part M ambulant stairs, lifts are larger than others and sized to match dimensions outlined in the Universal Design Guidelines for Homes in Ireland. Corridors are wider than minimum at 1.8m, and with adequate daylighting.

Internal layouts are also designed in line with the Universal Design Guidelines for Homes in Ireland, with wider doors, wider corridors, a more generous space on arrival, larger WCs with accessible showers, soft spots between the main bedroom and WC to allow for potential fitting of a ceiling mounted hoist, and additional space around beds, furniture and kitchens to allow movement for residents with reduced mobility. All UD and Age Friendly units are 2 bed 3 person apartment types – refer to OBBA drawing 5003 for unit type layouts, and extracts below.

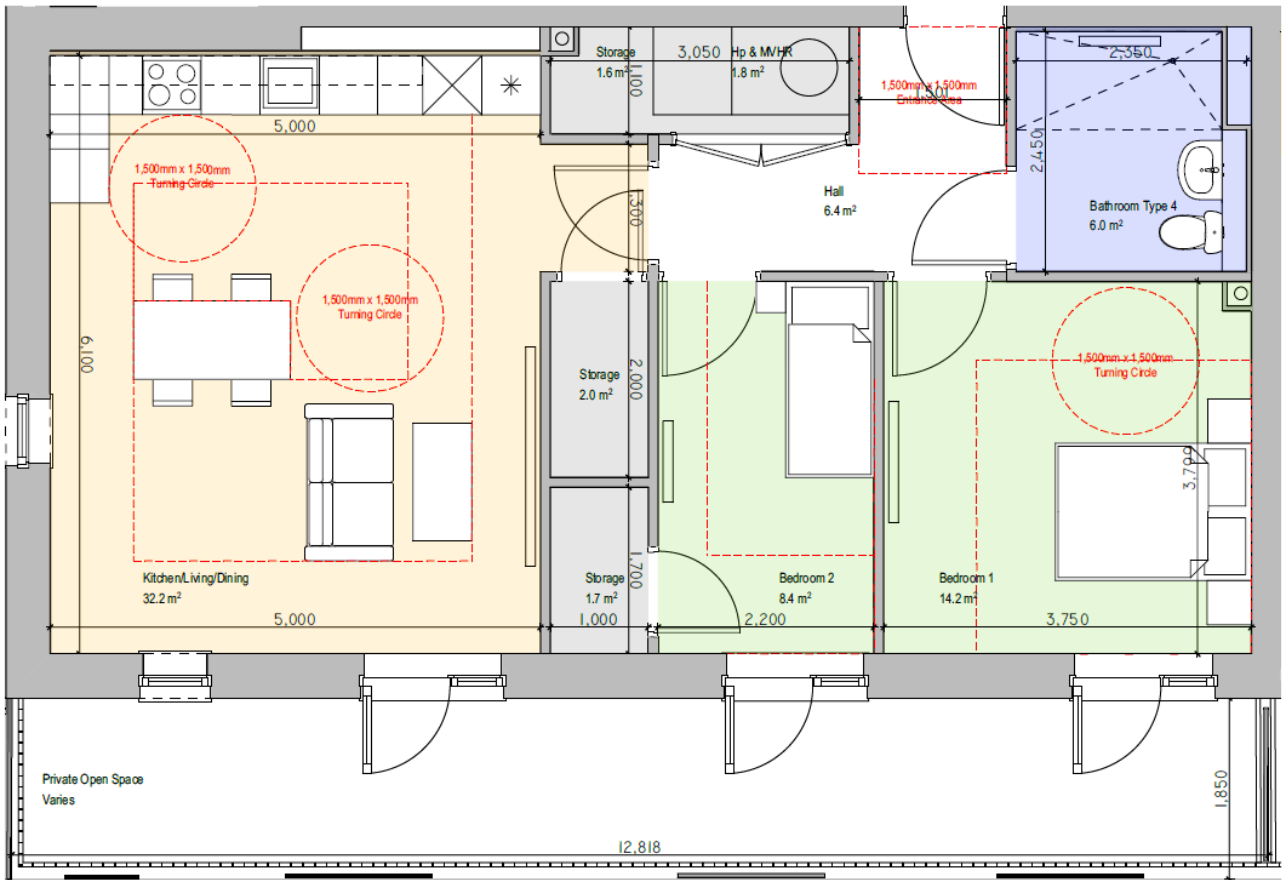


MAY - DWELLING 2C.2	
ZONE NAME	ACTUAL AREA (SqM)
BATHROOM AREA	
Bathroom Type 4	6.00
BEDROOM AREA	
Bedroom 1	14.25
Bedroom 2	8.36
HALL	
Hall	6.42
KITCHEN/LIVING/DINER	
Kitchen/Living/Dining	32.46
P.O.S	
Private Open Space	Varies
STORAGE AREA	
Hp & MVHR	1.80
Storage	5.26

Key

- Kitchen/Living/Dining
- Bedroom
- Bathroom
- Storage
- Circulation
- P.O.S
- Radiator

Plan layout and schedule of areas - Unit 2C2



MAY - DWELLING 2C.3	
ZONE NAME	ACTUAL AREA (SqM)
BATHROOM AREA	
Bathroom Type 4	6.00
BEDROOM AREA	
Bedroom 1	14.25
Bedroom 2	8.36
HALL	
Hall	6.42
KITCHEN/LIVING/DINER	
Kitchen/Living/Dining	32.19
P.O.S	
Private Open Space	Varies
STORAGE AREA	
Hp & MVHR	1.80
Storage	5.26

Key

- Kitchen/Living/Dining
- Bedroom
- Bathroom
- Storage
- Circulation
- P.O.S
- Radiator

Plan layout and schedule of areas - Unit 2C3

4.0 UNIVERSAL DESIGN PRINCIPLES

The design of the proposed development addresses each Principle of Universal Design and meets the requirements set out in “Fingal County Council Development Plan 2023-2029”. Each Principle has been addressed below and references the Technical Guidance Documents Part M - Access and Use. The 7 Principles of Universal Design, as reported below, are being used as guidelines by the Centre for Excellence in Universal Design (CEUD) established by the National Disability Authority (NDA) in January 2007 under the Disability Act 2005.

4.1 Equitable Use

Requirement:

The design is useful and marketable to people with diverse abilities.

1a. Provide the same means of use for all users: identical whenever possible; equivalent when not.

1b. Avoid segregating or stigmatizing any users.

1c. Provisions for privacy, security, and safety should be equally available to all users.

1d. Make the design appealing to all users.

Design Response:

- The site is quite flat: this helped in making the development accessible by all users.
- Access design to residential units is consistent throughout the scheme.
- All universal design dwellings are designed to provide Part M compliant access with lift access and ambulant stairs.
- All dwellings have open spaces nearby.
- All the roads and footpaths are designed in accordance with TGD Part M: the gradient of the pathways is lower than 1:20 with seating and rest areas which assist with passive security.
- External amenity spaces have been designed in order to appeal to all users and in accordance with TGD Part M.
- The UD allocation has been spread over 2 buildings (Block A and D) and mixed with non UD units, to avoid segregated communities.

4.2 Flexibility in Use

Requirement:

The design accommodates a wide range of individual preferences and abilities.

2a. Provide choice in methods of use.

2b. Accommodate right- or left-handed access and use.

2c. Facilitate the user’s accuracy and precision.

2d. Provide adaptability to the user’s pace.

Design Response:

- Each of the unit types are compliant with the Building Regulations, in particular TGD Part M Access and Use and TGD Part D Materials and Workmanship.
- Internal spatial design is such as to provide adequate space for wheelchair turning and all units have an accessible bathroom.
- We are providing 2 bed 3 person UD apartment units, which accommodate a carer in a single bedroom along with the residents’ main bedroom.
- Other units in the scheme are a mix of 1 bed, 2 bed 3 person, 2 bed 4 person, 3 bed apartments, and 3 bed duplexes, in order to appeal to different end-users (families, young couples, single person, older people etc.).

4.3 Simple and Intuitive Use

Requirement:

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

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.

Design Response:

- Pedestrian routes throughout the development provide direct connectivity between destination points on desire lines.
- A clear road layout provides a consistent appreciation of place and way finding, all roads and footpaths are DMURS compliant. Car parking is mostly in zones to the north of the site.
- The entrance doors of the buildings are easily located with familiar features such as entrance canopies, signage and feature wall-panel surrounds.
- Each unit is designed in such a way as to eliminate unnecessary complexity. Typical layouts are designed in order to promote easy access to each unit and intuitive navigation within. Corridors are straight and daylight. Stairwells are central, with minimal travel distances to apartments, and also daylight.

4.4 Perceptible InformationRequirement:

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

4a. Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.

4b. Provide adequate contrast between essential information and its surroundings.

4c. Maximize "legibility" of essential information.

4d. Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).

4e. Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

Design Response:

- Variation in materials, architectural expressions and colours assist in providing legibility between the different character areas and the common / private areas.
- Clear signage will assist in way finding and be provided in compliance with TGD Part M.
- Daylighting to all common areas and ends of corridors

4.5 Tolerance for ErrorRequirement:

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

5a. Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.

5b. Provide warnings of hazards and errors.

5c. Provide fail safe features.

5d. Discourage unconscious action in tasks that require vigilance.

Design Response:

- The roads have been designed in accordance with DMURS to aid in traffic calming and to increase pedestrian priority within the development.
- Several pedestrian paths cross open spaces creating safer routes segregated from the streets.
- Landscaping is used to minimise risk at slopes to the M50 boundary to the north of the site.

4.6 Low Physical EffortRequirement:

The design can be used efficiently and comfortably and with a minimum of fatigue.

6a. Allow user to maintain a neutral body position.

6b. Use reasonable operating forces.

6c. Minimize repetitive actions.

6d. Minimize sustained physical effort.

Design Response:

- Pedestrian routes have been designed to minimise gradients.
- Several sitting areas have been placed in the open spaces for resting.
- All the pedestrian and cycle routes are provided with a gradient of less than 1:20 to provide ease of accessibility and to reduce fatigue.
- Most units have parking provided nearby to allow for easy access to the unit, including accessible parking

spaces.

- The duplex-apartments are designed with Part M ambulant compliant stairs and a lift, to minimise sustained physical effort while accessing the units.

4.7 Size and Space Approach and Use

Requirement:

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

7a. Provide a clear line of sight to important elements for any seated or standing user.

7b. Make reach to all components comfortable for any seated or standing user.

7c. Accommodate variations in hand and grip size.

7d. Provide adequate space for the use of assistive devices or personal assistance.

Design Response:

Each unit has been designed in accordance with TGD Part M and allow for easy access and use both internally and externally.

All open spaces will be provided with public seating to guarantee resting areas for the users.

5.0 AGE FRIENDLY DESIGN PRINCIPLES

The document “Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home - June 2021” published by Age Friendly Ireland sets out the 10 design features that an age friendly home must have. An Age Friendly Home is a dwelling that is suitable for use across the life course for people of all ages. It is particularly suitable for older people whose needs often change as they age.

01. An Age Friendly Home is well-connected to local amenities

The site is located in proximity to village centres with convenience stores, and public transport links to Dublin city. The age friendly units are located around a pedestrian residents’ courtyard (communal amenity space) to facilitate interaction with neighbours. These amenity spaces have low maintenance seating and planting to create a pleasant environment. The proposal includes provision of a community space in Block C which facilitates multi-functional activities for all residents.

02. An Age Friendly Home is easy to approach and enter

The proposed age friendly units have the parking spaces located nearby in communal parking areas. 5 of these parking spaces are accessible parking spaces. The buildings are easily recognizable and have canopies above the entrance doors with signage to identify the entrance. They have an accessible approach route to the apartment building entrance, with a level or gentle gradient. The common area entrance door is level access with a clear width greater than 850mm and a wide entrance hallway. Common area corridors are 1800mm wide and entrance doors to apartments are greater than 850mm clear width. Elevators are sized in compliance with UD guidance.

03. An Age Friendly Home is connected to the outdoors

The proposed apartments have a patio or balcony directly connected to the living area. In addition to this the apartments have a communal courtyard to facilitate interaction with neighbours. Window sills in habitable rooms are floor to ceiling, for unobstructed views.

04. An Age Friendly Home is easy to move about in

The proposed age friendly units provide an internal corridor width of 1200mm or greater, unobstructed doors width of 850mm, clear routes in between and around furniture of at least 750 / 800 mm and minimum 1500mm of turning circle in every room. They also provide large internal and external storage space for mobility aids and other items. Bulky item storage is provided in common rooms at ground floor level near the common entrance area.

05. An Age Friendly Home has accessible and adaptable toilets and bathrooms

The proposed age friendly units have accessible bathrooms adjacent or close to the main bedrooms, and they can be accessed from the hallway and from the bedroom. These bathrooms have internal dimensions greater than 2100mm x 2400mm and can host a 1500mm turning circle. The layout of the bathroom accommodates a soft spot, to facilitate direct access from the bedroom in the future if required.

06. An Age Friendly Home has a guest bedroom

The proposed age friendly units 2-bed 3 person units. The second single bedroom can host a carer or a family member as needed.

07. An Age Friendly Home has easy to use fittings and fixtures

The detail design will focus on ensuring that all fixtures and fittings such as lever door handles and lever taps are Age Friendly and easy to use and that controls (for example, heating system) are accessible. Visual contrast, signage and labelling make also easier for the residents to understand and interact with their living space.

08. An Age Friendly Home is energy and cost efficient

The apartments are designed to reduce energy requirements and be energy and cost efficient. Heating systems will be low maintenance and reliable with simple instructions and accessible controls.

09/10. An Age Friendly Home has good technology/security systems

The design will include good natural surveillance, good lighting, community interaction, public/private space definition and good physical security. Technology and security features such as video door entry, alarm, community alarm/panic button, remote management of heating system and broadband have been considered for incorporation as required. The homes are also capable of adopting further assistive technology in future. Electrical points will be located adjacent to internal doors and will include two-way or three-way switching for lighting as necessary throughout the home. All outlets, switches, sockets and controls will be clearly visible and easy to reach and operate using one hand.

6.0 SUMMARY

The proposed development has been designed so that it can be accessed, understood and used by the widest possible extent of people, regardless of their age, size, and disability. This includes building common areas, apartments, roads, footpath, pedestrian and cycle routes and open spaces.

As per Fingal County Council Development Plan Objective DMS037 at least 10% of the proposed units need to be age friendly. We are proposing 12 no. of units that are age friendly. In addition to this we have also 8 no. apartments that have been also designed in accordance with the Universal Design Guidelines for Homes in Ireland. In total we are proposing 20 no. Universal Design Units which equals to 32% of the social housing units in Blocks A, C and D.