



UNIVERSAL ACCESS STATEMENT

KILTERNAN RESIDENTIAL DEVELOPMENT

Kilternan Village LRD

On behalf of

Liscove Limited.

Ref: 21009.2

June 2024

INTRODUCTION

UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Liscove Limited (the applicant) for a housing development on lands at Wayside, Enniskerry Road, Kilternan, Dublin 18.

The application is for a development consisting of 487 dwellings consisting of-

- 35 no. 1 bedroom apartments
- 16 no. 2 bedroom apartments
- 39 no. 3 bedroom apartments
- 18 no 1 bedroom duplexes/maisonettes
- 96 no. 2 bedroom duplexes
- 87 no. 3 bedroom duplexes
- 38 no. 2 bedroom houses
- 110 no. 3 bedroom houses
- 48 no. 4 bedroom houses

The development also includes a childcare facility, community facility, café, restaurant and retail/commercial units; associated car parking; surface water attenuation, landscaping and all associated site development works. The application site is located at Wayside, Enniskerry Road & Glenamuck Rd , Kilternan, Dublin 18.

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 the units.



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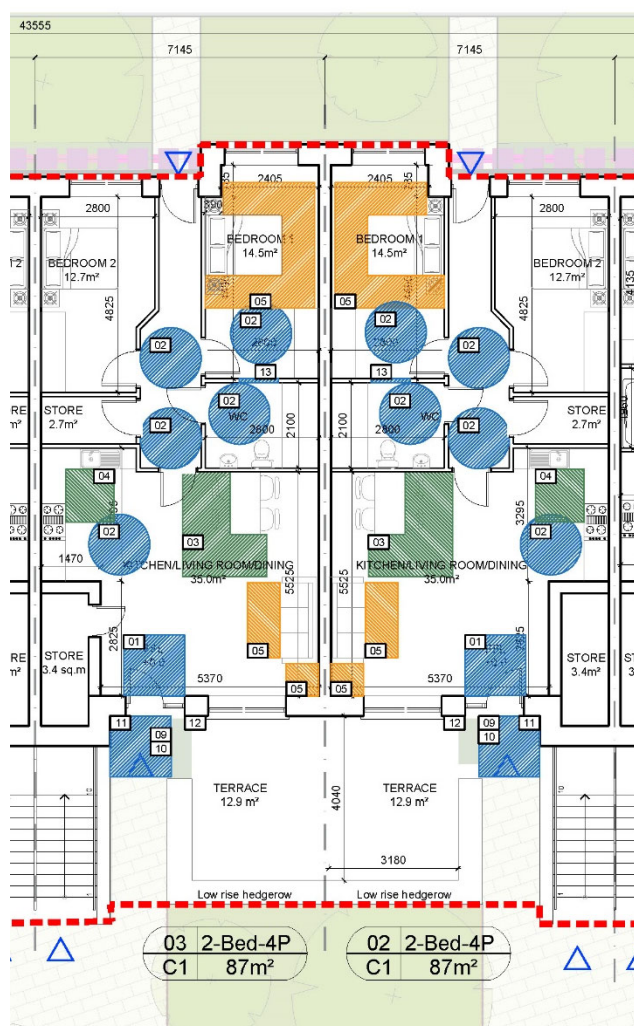
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SECTION 1-

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 estate to cater for this. For more information on the variety of unit types within this development please see the Housing Quality Assessment which accompanies this report.

In the proposed Duplex blocks J & R , 5no. units (5% of the overall total Part V units) are designed in accordance with the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority). Accessible parking spaces are located proximate to the front door of the units and universally designed to be accessible to all users with a range of disabilities. Please see below for an example of such units.



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.

There are a number 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.

SECTION 2- FLEXIBILITY IN USE

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

These layouts cover conventional 2& 3 storey housing of different styles and character and a variety of apartments and duplex accommodation- all being compliant with TGD Part M. These are as follows-

There are 7 no. principal house types are proposed and 3 variants depending on which of the 3 proposed character areas and configurations (these vary in form and are detached, terraced & semi-detached) within which they are located.

17 no. duplex blocks are located in various locations throughout the site. Please refer to PL101 – Site Layout Plan for further information.

3 no. apartment blocks are proposed in the eastern portion of the site. Please refer to PL101 – Site Layout Plan for further information.

The crèche, community facility, café, restaurant, retail/commercial units which also provide additional variety in the typology proposed. There are retail/commercial uses are located on the ground floor of duplex block A & D and within the Neighbourhood centre block.

The overall summary of dwelling types is set out below for more information on the variety of unit types within this development please see the Housing Quality Assessment which accompanies this report.

Unit Type	1 Bed (Quantity)	2 bed (Quantity)	3 Bed (Quantity)	4 Bed (Quantity)	UNIT AREA Sq.M
Houses	0	38	110	48	88.0-219.00
Duplexes	18	96	87	0	45.2-133.8
Apartments	35	16	39	0	49.2-114

SECTION 3-

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 duplexes and apartments as identified in section 1 above as well as the crèche, café, community facility and retail/commercial uses.

SECTION 4-

PERCEPTIBLE INFORMATION

Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. Material selection for the crèche facility, community facility, café and Neighbourhood centre block will ensure that visual contrast is provided for as required by Part M TGD.

The nature and layout of the scheme, clear visual and physical linkages to and from the main public spaces should simplify wayfinding within the development.

SECTION 5-

TOLERANCE FOR ERROR

Tactile paving will be used to warn users of road crossings and other hazards. The raised traffic tables, road alignment and landscaping provide traffic calming as well as a safe low speed environment for all.

Clear visual linkages within the estate to the primary amenities, both inside and out will differentiate various aspects/ parts of the development.

SECTION 6-

LOW PHYSICAL EFFORT

Access around the site is facilitated by means of low gradient pedestrian routes, all 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.

Car parking is provided for within the curtilage of houses reducing travel distances, for the duplex blocks, parking is provided for on surface in close proximity to the unit entrances and for the apartment blocks to the east of the site, car parking is located both in the undercroft and on surface.

Ambulant stairs are provided as required for access to upper-level duplexes.

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 retail/commercial are 1 metre clear widths with 1.8 metre square clear zones/ landings are provided clear of door swings.

Reference Documents-

- DoELHG (2010) Building Regulation, Technical Guidance Document Part M, Access and Use
- BS 8300, The design of buildings and their approached to meet the needs of people with disabilities- Code of practice