



Universal Design Statement

In respect of

**PROPOSED RESIDENTIAL DEVELOPMENT AT
THE STEEPLES ROAD, DULEEK, CO. MEATH**

Prepared by:

**Armstrong Fenton Associates
Planning Consultants**

In conjunction with:

Punch Consulting Engineers

On behalf of the applicant:

Davy Target Investments ICAV

May 2020



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Based upon the drawings submitted as part of this application for permission, we confirm that all of the proposed dwellings / buildings have been designed to be compliant with Part M of the Building Regulations with regard to accessibility.

In conjunction with the project consulting engineers, Punch, they confirm in their enclosed "Movement & Connectivity and Illustration of Compliance Report" that 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 specialized solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability"* Disability Act 2005.

Cognizance 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 therefore as follows:

- All houses have level access delivering ease of access for all. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility notwithstanding the sloping nature of the site. Homezone/shared surfaces are used where appropriate to facilitate level access or all.
- A range of house types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 65m² (1 bedroom apartment) to 132m² (4 bedroom house) with a variety of 1, 2, 3, and 4 bedroom designs.
- The proposed housing presents a welcoming and positive aspect to passers-by, avoiding unnecessary physical and visual barriers.
- The possibility of creating future connections to adjacent lands, subject to future consent has been facilitated by the design of the layout. The network of roads, paths and cycle routes ensure full permeability throughout the scheme and ensure connectivity from the subject site to the surrounding area and local facilities beyond.
- Falls and gradients have been minimized wherever possible on site and level access will be provided at all parking locations and at the front doors of all units. All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- Public spaces, streets and parks, are all designed so that every member of society can use them. Houses front these spaces so that they are passively supervised, creating safe spaces for everyone to use. The activity generated here enhances the open space realm.
- Level grade crossings, aligned with the height of footpaths, have been provided for pedestrians across local streets at identified desire lines to promote the accessibility and permeability of the proposed development for all users. In addition, the provision of landscaped elements, trees and parking verges between the carriageway and footpaths on local streets ensures maximization of the continuity of footpaths for pedestrians as the dropped kerbs for access to parking have been absorbed elsewhere.