



UNIVERSAL ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Foxburrow, Portlaoise, Co. Laois

On behalf of

Boderg Developments Limited

Ref: 18030

June 2020

INTRODUCTION

UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Boderg Development Limited (the applicant) for a new residential development on lands measuring approximately 4.5 hectares at Foxburrow, Portlaoise, Co. Laois.

The application is for a development comprising of 155 dwellings consisting of-

- 18 no. 1 bedroom apartments
- 18 no. 2 bedroom apartments
- 4 no. 1 bedroom own door maisonettes
- 44 no. 4 bedroom houses
- 48 no. 3 bedroom houses
- 23 no. 2 bedroom houses

The development includes both communal and private parking on curtilage; surface water attenuation, landscaping and all associated site development works. The scheme incorporates 3 apartment blocks with each block containing 12no fully TGD part M compliant apartments. Six 1 bed apartments in each block are designed to be adaptable for elderly residents needs in the long term. The remaining six 2 bed units are oversized and can accommodate an alternative layout to be adaptable to suit the needs of older people/people with limited mobility. The site is a large semi-developed residential estate known as Foxburrow and the application net site area measures approximately 4.5 hectares. It is located to the east of Portlaoise town Centre and is bounded by existing residential developments to the north and west, Peter and Paul's Cemetery to the south and agricultural land to the east.

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.

The development as a whole shall comply with the guidelines and principles of universal design. A high percentage of the units have been designed to comply with the guidelines for universal design, and while others may not comply fully with all aspects of the guidance, they do comply with the majority.



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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 as follows-

Type		BED SPACES	UNIT AREA M ²	Quantity
Type A	1 Bedroom Apartment	2	55.4	18
Type B	2 Bedroom Apartment	4	79.3	18
Type M1	1 Bedroom Ground floor own door maisonette	2	49.4	2
Type M2	1 Bedroom 1st floor own door maisonette	2	49.4	2

There are 36 no. dwelling units which are designed to be convertible to become fully accessible, which could be considered as step down accommodation or for use by persons with specific needs. These units are located within the 3 apartment blocks and all are close to the main amenity open spaces in the development.

There are 3 specific areas 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 dwellings, 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 parking space to the front door. Access to all parts of the site is provided for all users.

SECTION 2- FLEXIBILITY IN USE

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

These cover conventional 2 storey housing of different styles and character and a variety of apartment / maisonette accommodation- all being compliant with TGD Part M. These are as follows-

9 no. principal house types are proposed and 22 variants depending on configurations (these vary in form and are detached, terraced & semi-detached) within which they are located.

The 3 apartment blocks are generally located on the eastern edge of the site with the maisonette block more centrally located and all have easy access to the useable open space amenity areas.

The overall summary of dwelling types is set below-

Type		AREA	Storey Ht	Quantity	Mix	%
HOUSE TYPES						
A	4 bedroom semi detached house	124.6	2	34	38	24.52
A1	4 bedroom semi detached house	126.0	2	2		
A2	4 bedroom detached house	124.9	2	2		
B	3 bedroom mid terrace house	108.8	2	10	19	12.26
B1	3 bedroom end of terrace house	108.8	2	9		
C	3 bedroom mid terrace house	110.4	2	2		
C1	3 bedroom semi/end of terrace house	110.4	2	7	11	7.1
C2	3 bedroom detached house	110.6	2	2		
D	4 bedroom semi detached house	131.6	2	3	6	3.87
D1	4 bedroom detached house	132	2	3		
E	3 bedroom semi detached house	119.4	2	1	2	1.29
E1	4 bedroom semi detached house	134.8	2	1		
F	2 bedroom mid-terrace house	89.6	2	10	20	12.9

F1	2 bedroom semi/end of terrace house	90	2	9		
F2	2 bedroom end of terrace house	90	2	1		
G	3 bedroom mid terrace house	103.7	2	2	4	2.58
G1	3 bedroom end terrace house	102.7	2	2		
H	2 bedroom semi detached house	76.2	1	1	3	1.94
H1	2 bedroom semi detached house	76.2	1	1		
H2	2 bedroom semi detached house	76.2	1	1		
J	3 bedroom mid-terrace house	108.7	2	6	12	7.74
J1	3 bedroom end terrace house	108.7	2	6		
HOUSE TYPES				115		
APARTMENT / MAISONETTE TYPES						
Type A	1 Bedroom Apartment	55.4	1	18	36	23.26
Type B	2 Bedroom Apartment	79.3	1	18		
Type M1	1 Bedroom Ground floor own door maisonette	49.4	1	2	4	2.58
Type M2	1 Bedroom 1st floor own door maisonette	49.4	2	2		
APARMENT / MAISONETTES				40		
OVERALL TOTAL				155		

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) 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 step down/ specific need accommodation as identified in section 1 above.

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 apartment blocks 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 as well as the town centre of Portlaoise 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.

The development has clear visual linkages within the estate to the primary amenities, both inside and out, differentiating 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 1.8 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, and for the apartment blocks, parking is provided for adjacent to the main building entrances.

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

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 apartment blocks 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