

FORTFIELD ROAD, D6W

UNIVERSAL DESIGN STATEMENT

07.11.2024

URBAN -
AGENCY



UNIVERSAL DESIGN STATEMENT

01. PROPOSED DEVELOPMENT

The Universal Design Statement has been prepared by Urban Agency Architects Ltd. on behalf of 1 Celbridge West Land Limited in respect of lands at Fortfield Road, Terenure, Dublin 6W.

The development will comprise a Large-Scale Residential Development (LRD) on a site at Fortfield Road, Terenure of 284 no. units delivering 19 no. houses and 265 no. apartments made up of studios; 1 beds; 2 beds; 3 beds; and 4 beds. The development will also provide community, cultural and arts space and a creche. Communal internal space for residents will also be delivered. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement and surface level. Vehicular/pedestrian/cyclist access from Fortfield Road. Proposed upgrade works to the surrounding road network is also included. All associated site development works, open space, services provision, ESB substations, plant areas, waste management areas, landscaping (both public and communal) and boundary treatments.

SUMMARY

APARTMENT BLOCKS + ROW HOUSES		
UNITS TYPOLOGIES		PERCENTAGE
STUDIO	10	4%
1B/2P	117	41%
2B/4P	129	45%
3B/5P	9	3%
4B/7P	19	7%
TOTAL	284	100%
DUAL ASPECT	179	63%
+10% UNITS	159	56%



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02. OVERVIEW / UNIVERSAL DESIGN

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

There are several Policies and Objectives covering Universal Design (UD) that are set out in the Dublin City Development Plan 2022- 2028.

In particular, it is the Policy of Dublin City Council:

QHSN12 To encourage neighbourhood development which protects and enhances the quality of our built environment and supports public health and community wellbeing. Promote developments which: ‘cater for all age groups and all levels of ability /mobility and ensuring that universal design is incorporated to maximise social inclusion’.

QHSN16 To promote built environments and outdoor shared spaces which are accessible to all. New developments must be in accordance with the seven principles of Universal Design as advocated by the National Disability Authority, Building for Everyone: A Universal Design Approach 2012.

QHSNO11 To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H’s Design Manual for Quality Housing 2022 and the DHP&LG & DH’s Housing Options for Our Ageing Population Policy Statement 2019.

CCUV38 To promote the development of high-quality streets and public spaces which are accessible and inclusive in accordance with the principles of universal design, and which deliver vibrant, attractive, accessible and safe places and meet the needs of the city’s diverse communities regardless of age, ability, disability or gender.

03. UNIVERSAL DESIGN UNIT SUMMARY

In the proposed development:

- 159 no. units exceed minimum floor areas by +10% or more (56%)
- 77 no. units that are in excess of minimum sizes are designed as UD units (54% of the units that are required to be larger - 27% of the total number of units).



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04. ACCESS & USE REQUIREMENTS - TGD Part M

During the preparation of the design for the development in Fortfield Rd, the design team have worked to ensure that all requirements of Part M have been considered both internally and in the design of the approach and movement through the site.

The Design Team is firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring that all people, regardless of their age, size, disability or ability can enjoy equally the spaces that we design and build.

Key examples to this approach are demonstrated below:

- Access routes provided through and around the development are designed to meet the guidance of TGD Part M;
- Accessible car parking spaces are provided through out the development;
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the Apartment blocks, with 1800x1800mm level landings provided at all accessible entrances;
- All entrances to the apartment blocks and public facilities are designed in accordance with the guidance of TGD Part M;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guidelines as set out in TGD Part M;
- Passenger lifts and stairs provided in the cores are suitable for ambulant disabled people and serve all floors within the building;
- Apartments are designed to meet the guidance in TGD Part M;
- An accessible WC, suitable for visitors, is provided within each apartment;
- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users;
- All public convenience switches and sockets provided within the buildings will be adequately accessible;
- Signage, both external and internal to buildings, will be adequately accessible and designed in accordance with TGD Part M.

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05. SEVEN PRINCIPLES OF UNIVERSAL DESIGN

In line with DCC’s policy QHSN16, new developments must be in accordance with the seven principles of Universal Design as advocated by the National Disability Authority, Building for Everyone: A Universal Design Approach 2012.

PRINCIPLE 1: EQUITABLE USE

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

Response:

The same means of access to buildings within the scheme is provided for all.

All external and internal common areas are fully accessible and the development also comprises Universal Design apartments that are not segregated from other units within the development.

The apartments are designed to be useful and marketable to people with diverse abilities. All of the proposed UD units have been accommodated within the typical unit layouts, and have the same amenities as other apartments.

The UD units locations are mixed throughout the scheme within the oversized (+10%) units, and are not identifiable externally. They have been afforded the same privacy, security and safety that are available to all other users.

PRINCIPLE 2: FLEXIBILITY IN USE

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

Response:

The UD units have been designed to accommodate a wide range of individual preferences and abilities. The units also offer flexibility and facilitate users accuracy and precision within all aspects of the home and to be adaptable to the user’s pace over time.

All of the UD units within the proposed development are currently designed to UD level and can be adapted to UD+ or greater in the future at such time which suits the occupant.

The units that don’t respond to the Universal Design today, have been designed to provide for adaptability in the future as resident requirements change over time.

PRINCIPLE 3: SIMPLE AND INTUITIVE USE

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

Response:

The site layout is clear to understand and to navigate with good distinction made between public and private areas. Several distinct external open spaces are provided that have different characteristics. The three residential buildings and the

landscaped garden are visible from the arrival point and access to the buildings is straight ahead. A clear street hierarchy provides a consistent appreciation of place and of way finding. Pedestrian and bicycle routes throughout the development provide direct connectivity between destination points on desire lines.

PRINCIPLE 4: PERCEPTIBLE INFORMATION

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

Response:

The scheme has been designed to ensure that all information can be communicated effectively to the user irrespective of ambient conditions or the users sensory abilities. This information covers a variety of modes, including pictorial, verbal and tactile, which presents essential information to the user.

This also extends to creating adequate contrast between this essential information and its surroundings, to maximise legibility of information, making it easy to give instruction and directions.

Wayfinding signage and user information throughout the development will include text and pictorial information to designate uses and to direct users to their destinations within the development.

Road crossings, pedestrian and bicycle priority routes and residential units entrances are provided with visual and tactile variations.

Variations in materials and architectural expression assist in providing legibility between. Clear signage will assist in wayfinding and be provided in compliance with TGD Part M.

PRINCIPLE 5: TOLERANCE FOR ERROR

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

Response:

The design of the development aims to minimise hazards and the adverse consequences of accidental or unintended actions. All external and internal common areas are designed to be accessible and they are Part M compliant. Potential hazards (eg. changes in ground level or doors/windows opening onto circulation routes) have been minimised or eliminated, will be identified where

required and protection will be provided as appropriate.

All pedestrian and bicycle priority routes are provided with a gradient of less than 1:20.

PRINCIPLE 6: LOW PHYSICAL EFFORT

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

Response:

The UD units have been designed to be used in an efficient and comfortable way, in order to minimize fatigue through use.

Pedestrian and bicycle pathways through the area have been designed to minimise gradient and mitigate the requirement for extensive excavation/change of levels. All pedestrian and bicycle priority routes are provided with a gradient of less than 1:20. All entrance doors are provided with an external level landing in accordance with TGD Part M.

Lift access is provided to all upper floor apartments within the development.

PRINCIPLE 7: SIZE AND SPACE FOR APPROACH AND USE

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

Response:

All entrance doors and lobbies and corridors are designed in accordance with TGD Part.

Internal stairways, landings and lifts respond to the TGD Part M requirements too.

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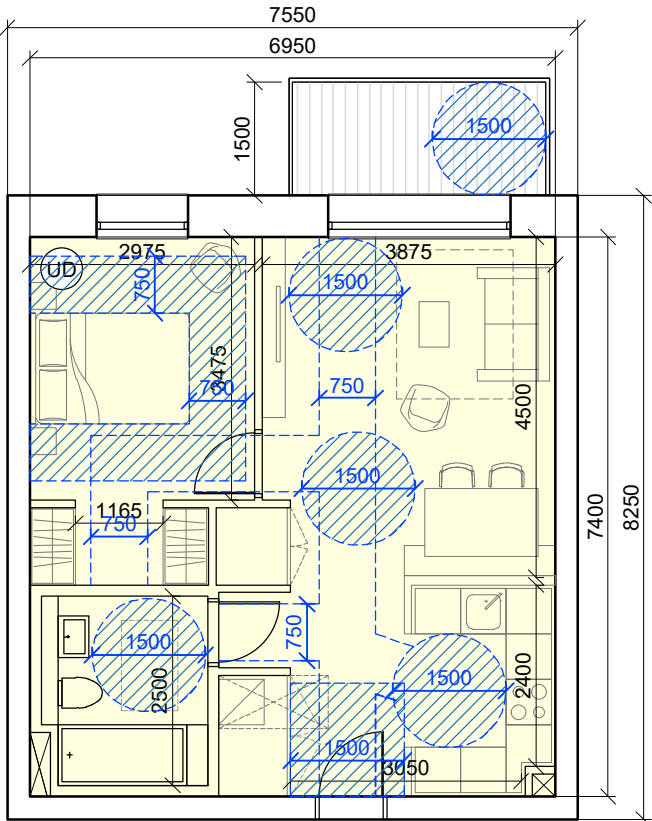
06. UNIVERSAL DESIGN UNIT LAYOUTS

To illustrate compliance with DCC’s policy QHSNO11, the proposed Universal Design unit types are displayed below.

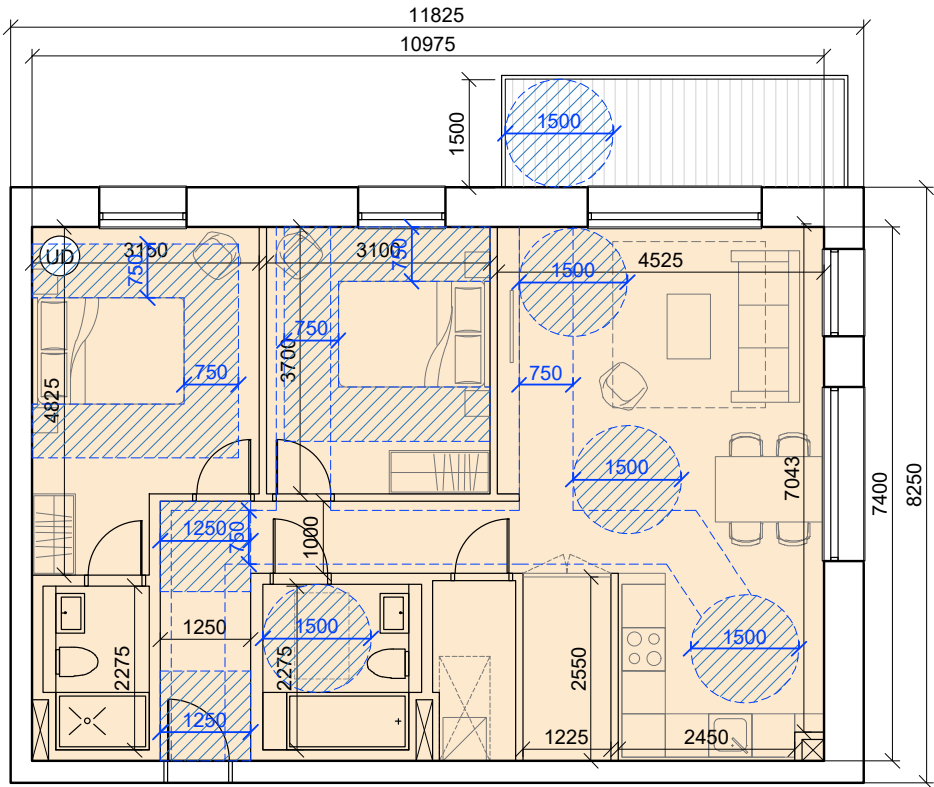
Within the development there are 159 no. units that exceed the minimum floor areas by at least 10% (56% of 284 units). Of these 159 no. units, 77 no. units are Universal Design units (54% of the units that are required to be larger or 27% of BTS units).

MAIN FEATURES

- 1500 mm turning area on balcony/terrace
- Level access onto balcony/terrace
- 750 mm clear space in front of windows and doors
- 750 mm clear space around the bed
- 1500 mm turning area in L/K/D
- 1500 mm turning area in kitchen
- 1500 mm turning area in bathroom
- 1500 mm turning at entrance area (1250 mm in the 2bed unit)
- Minimum 750 mm clear route between items
- 3 sqm storage
- W/m and dryer can be installed side by side with 1200mm clear to front
- At least one bedroom measures 13.0 sqm
- Bathroom minimum 2.1 m x 2.4m capable of being converted to wet room with shower



1 BED/2P - 51.4 sqm



2 BED/4P - 81.2 sqm

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NOTE:

This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, trees preservation, traffic, fire etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.

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