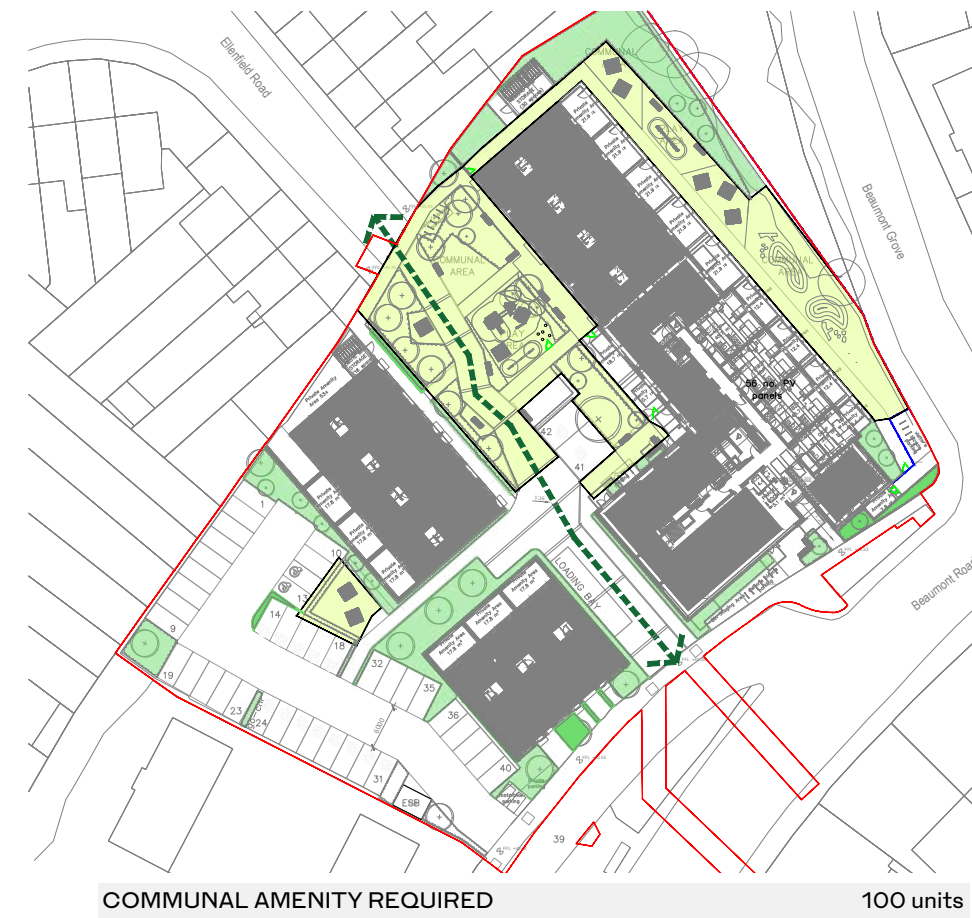


3.4 Streetscape & Landscape

COMMUNAL AMENITY SPACE

As described in an earlier section of this report, it is proposed to provide two communal amenity spaces as part of these proposals. At ground floor combined total area 1,266 sqm of space has been set aside for this purpose, divided into three separate areas to of the site as marked on the below site plan.

By calculation ,the requirement minimum communal open space for this development, as set out in Appendix 1 and Section 4.10 to 4.12 of the Sustainable Urban Housing: Design Standards for New Apartments (2025) is 597 sqm. Accordingly the intended areas represent more than 250% over provision of communal open space for the occupants.



unit	m2 per unit	number of units	TOTAL m2
STUDIO	4	17	68
1 BED	5	45	225
2 BED (3P)	7	11	77
2 BED (4P)	7	16	112
3 BED	9	11	99
100			581



3.5 Case Study

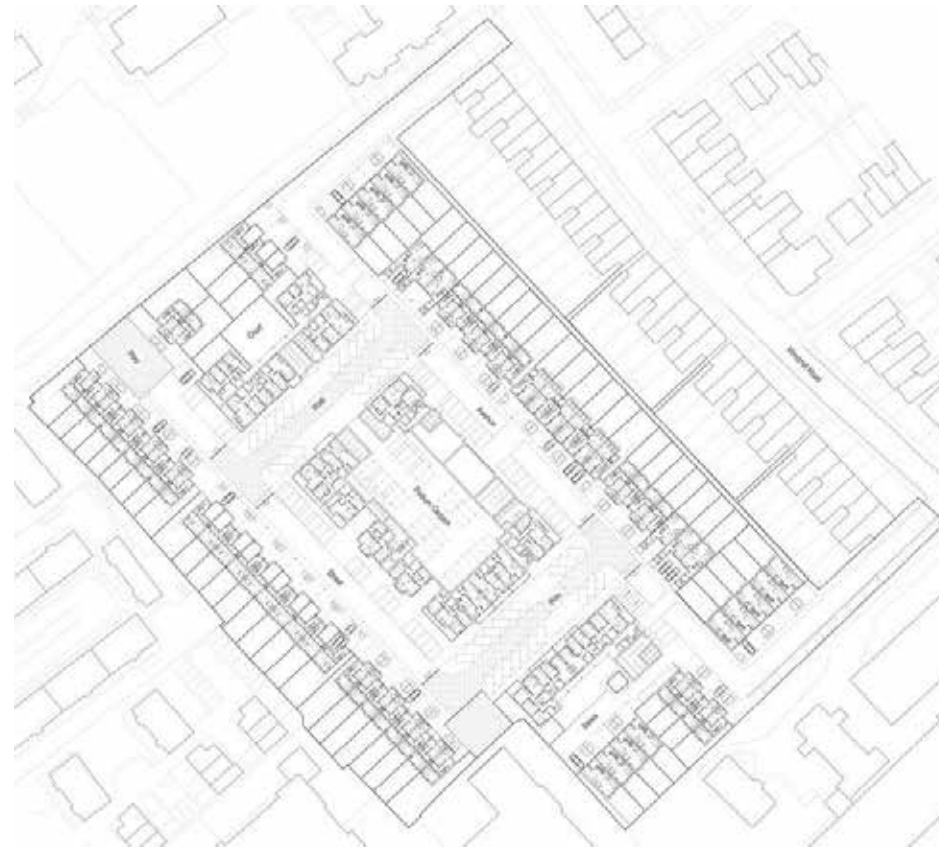
RAYNARD MILLS, LONDON, UK

Raynard Mills is a residential development in Brentford, West London. The scheme is a collection of apartments, situated within landscaped grounds, and is part of the regeneration activity in that area.

Raynard Mills is a residential development in Brentford, West London, featuring a mix of apartments and houses designed by BPTW and developed by Notting Hill Genesis. Located on a former BBC archive site, this 2.4-hectare scheme provides 195 mixed-tenure homes, including family houses, townhouses, and apartments, as well as 100 square meters of community space, with the development completed in 2018 as part of the area's regeneration.

The scheme comprises a balanced mix of apartment blocks and townhouses, designed to create a varied but cohesive residential character. The apartment blocks provide higher-density housing at key points of the site, while the townhouses establish a finer urban grain along the perimeter, mediating with the surrounding neighbourhood.

A shared-surface street layout accommodates both vehicles and pedestrians within a unified public realm, encouraging low traffic speeds and prioritising pedestrian movement. This shared space is complemented by extensive soft landscaping, including tree planting, pocket green spaces and planted verges, which enhance visual amenity and contribute to sustainable urban drainage. The overall layout delivers a legible, walkable environment where built form and landscape are integrated to foster community interaction and a strong sense of place.



3.6 Residential Design

DESIGN COMPLIANCE

The following text is a brief summary of the proposed residential design, and its compliance with the relevant minimum requirements as set out in both the Dublin City Development plan, as well as the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments (2025) document. Where compliance criteria have not been summarised in the following text, those criteria either do not apply to the proposed development or compliance with that requirement has been detailed in another document provided with this submission (e.g.. waste management). Further detail on the below summary is provided in the Housing Quality Assessment submitted separately with this planning application.

UNIT MIX

The proposed residential component of the submission seeks to provide 100 dwellings.

The proposed unit provision breaks down into its various sizes as follows:

17	Studio apartments	17%
45	1 Bed apartments	45%
11	2 Bed own door aparments	11%
16	2 Bed 4 person apartments	16%
11	3 bed own door duplex apartments	11%

The total number of studios and 1 bed apartments is 62% of the overall unit mix.

UNIT SIZE

As further detailed later in this report, as well as in the Housing Quality Assessment submitted with this application, all of the above described units meet the minimum apartment size guidelines, as defined by Table 15-5 of the current development plan. 22 of the apartments (11 no. 2 Bed units and 11 3 no. 3 bed own door duplex units) also exceed these minimum size requirements by 10%. More than 20 (the five 2 storey units are excluded) of these units are capable of meeting the requirements as set out in the ‘Housing Options for an Ageing Population’ Policy Statement 2019. This meets minimum calculated requirement of 20 units, or 50% (rounded up) of the units which are required to be over the minimum floorspace requirements.

The residential components of the proposed development will provide the required 2.7m minimum clear floor to ceiling height at ground floor, and 2.4m on upper floors.

LIFTS, STAIRCORES AND ENTRANCE LOBBIES

The proposed development is intended to provide one vertical core which will contain an entrance lobby at ground floor, a stairs, and an elevator. The number of units that will be served by one core any floor in this development is 14.

INTERNAL STORAGE

As detailed in the accompanying Housing Quality Assessment, all proposed dwellings in this development will comply with the minimum storage area requirements as set out in Appendix 1 and Section 3.30 to 3.34 of the Sustainable Urban Housing: Design Standards for New Apartments (2025).

PRIVATE AMENITY SPACE

All dwellings in the proposed development will benefit from a private amenity space, in the form of a balcony or terrace, and a screened external area at ground floor level. The size of each of these private amenity spaces as indicated in these proposals meet or exceed the required minimum as set out in Appendix 1 and Section 3.35 to 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments (2025) for details.

COMMUNAL AMENITY SPACE

As described in an earlier section of this report, it is proposed to provide two communal amenity spaces as part of these proposals. At ground floor combined total area 1,266 sqm of space has been set aside for this purpose, divided into three separet areas to of the site as marked on the below site plan.

By calculation ,the requirement minimum communal open space for this development, as set out in Appendix 1 and Section 4.10 to 4.12 of the Sustainable Urban Housing: Design Standards for New Apartments (2025) is 581 sqm. Accordingly the intended areas represent moe than 200% over provision of communal open space for the occupants.

FLOOR TO CEILING HEIGHT

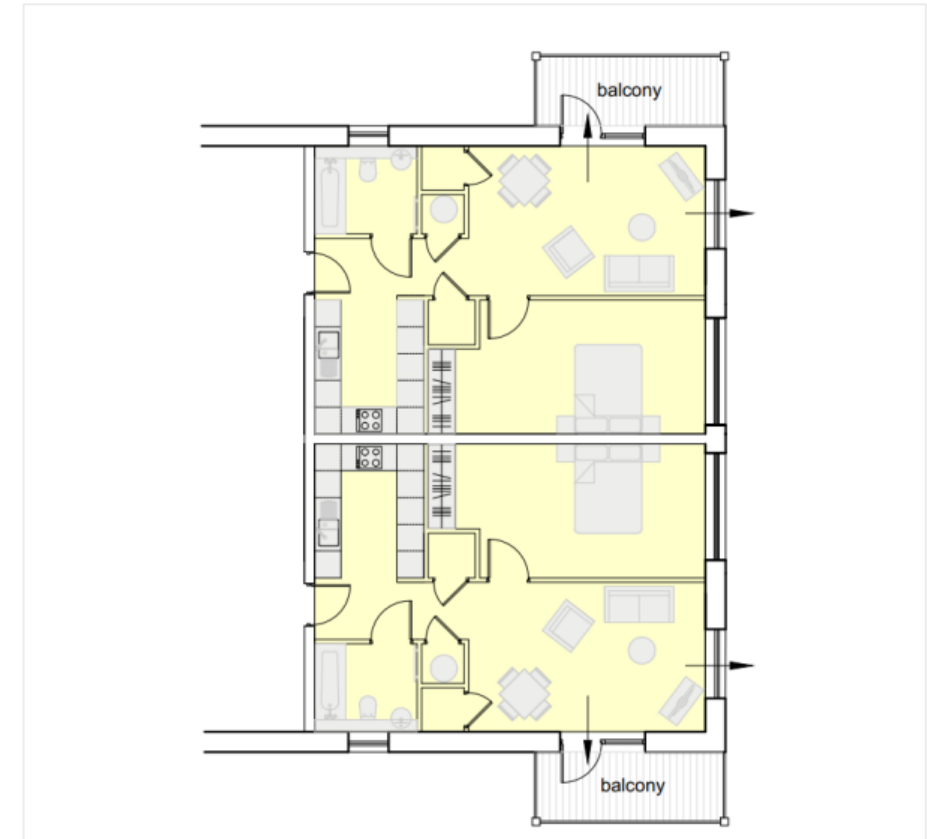
3.6 Residential Design

DUAL ASPECT

Having regard to part 15.9.3 of the current development plan and sustainable Urban Housing: Design Standards for New Apartments (2025), the proposed development intends to provide 38 dual aspect apartments. This represents 38% of the total unit provision. This is in excess of the 25% minimum requirement. The adjacent diagram illustrates a typical floor (1st floor) of the development, and its associated 14 no. dual aspect units.

The assessment of what is considered a dual aspect apartment has been done in line with the indicated diagram below, Figure 15.2, as provided in the development plan. figures 15.3 & 15.4 have been consulted, and where similar conditions have been encountered in the assessment, those units have not been considered as dual aspect units. Each dual aspect unit has a minimum return of 3m from its other frontage, with a minimum window ope of 1500mm high.

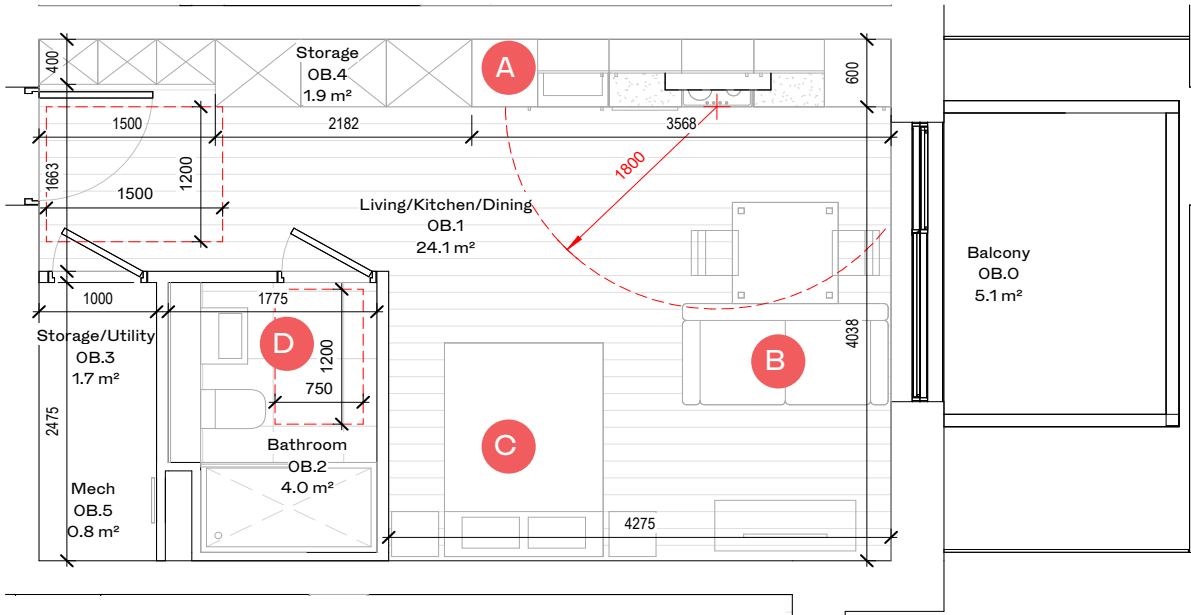
Figure 15.2: Example of Dual Aspect Residential Unit



3.6 Residential Design

EXEMPLAR INTERNAL QUALITY- TYPICAL STUDIO APARTMENT

- A. Studio Kitchens will typically be 5 bay assemblies with extending ends for storage and closet space, high level shelving and cooking facilities
- B. Living areas will be either Carpet or Timber flooring with Couches, Chairs and console table to suit.
- C. The sleeping areas will have a fixed double bed, with lockers and overhead storage
- D. Bathrooms will have concealed cisterns, electric or 'wet' towel heaters, shower/ or bath facilities, all with good quality ceramic and sanitary fittings.



A. Exemplar image of intended kitchen



B. Exemplar image of intended Living area



C. Exemplar image of intended Sleeping area

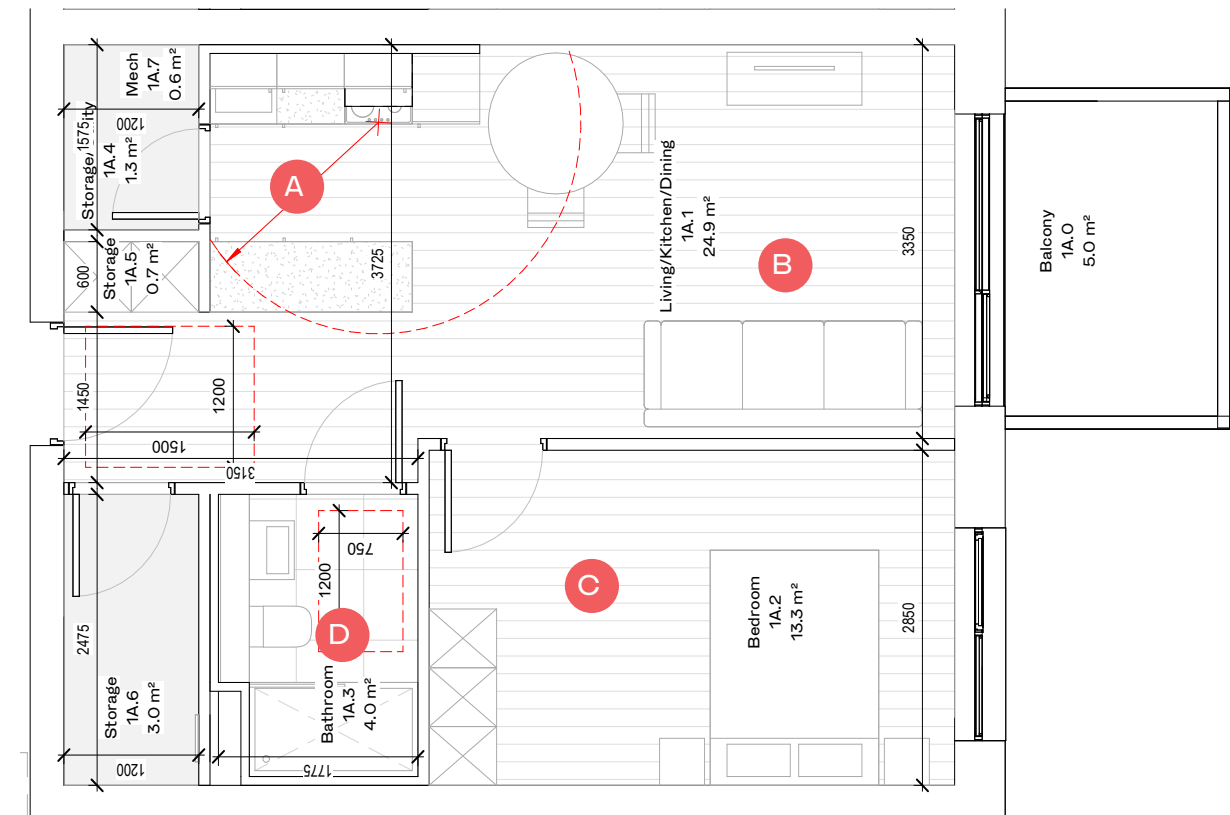


D. Exemplar image of intended Bathroom

3.6 Residential Design

EXEMPLAR INTERNAL QUALITY- TYPICAL 1 BED APARTMENT

- A. One Bed Kitchens will generally be 7 bay two rows assemblies with standard cooking and cleaning functions, overhead shelving and full height refrigerators
- B. Living areas will be slightly larger than the studio version, with more space for additional furniture where required.
- C. The bedrooms will have direct access to daylighting and in most cases direct balcony access with built in full height closets.
- D. Bathrooms will have concealed cisterns, electric or 'wet' towel heaters, bath and shower facilities, all with good quality ceramic and sanitary fittings.



A. Exemplar image of intended kitchen



B. Exemplar image of intended Living area



C. Exemplar image of intended Sleeping area

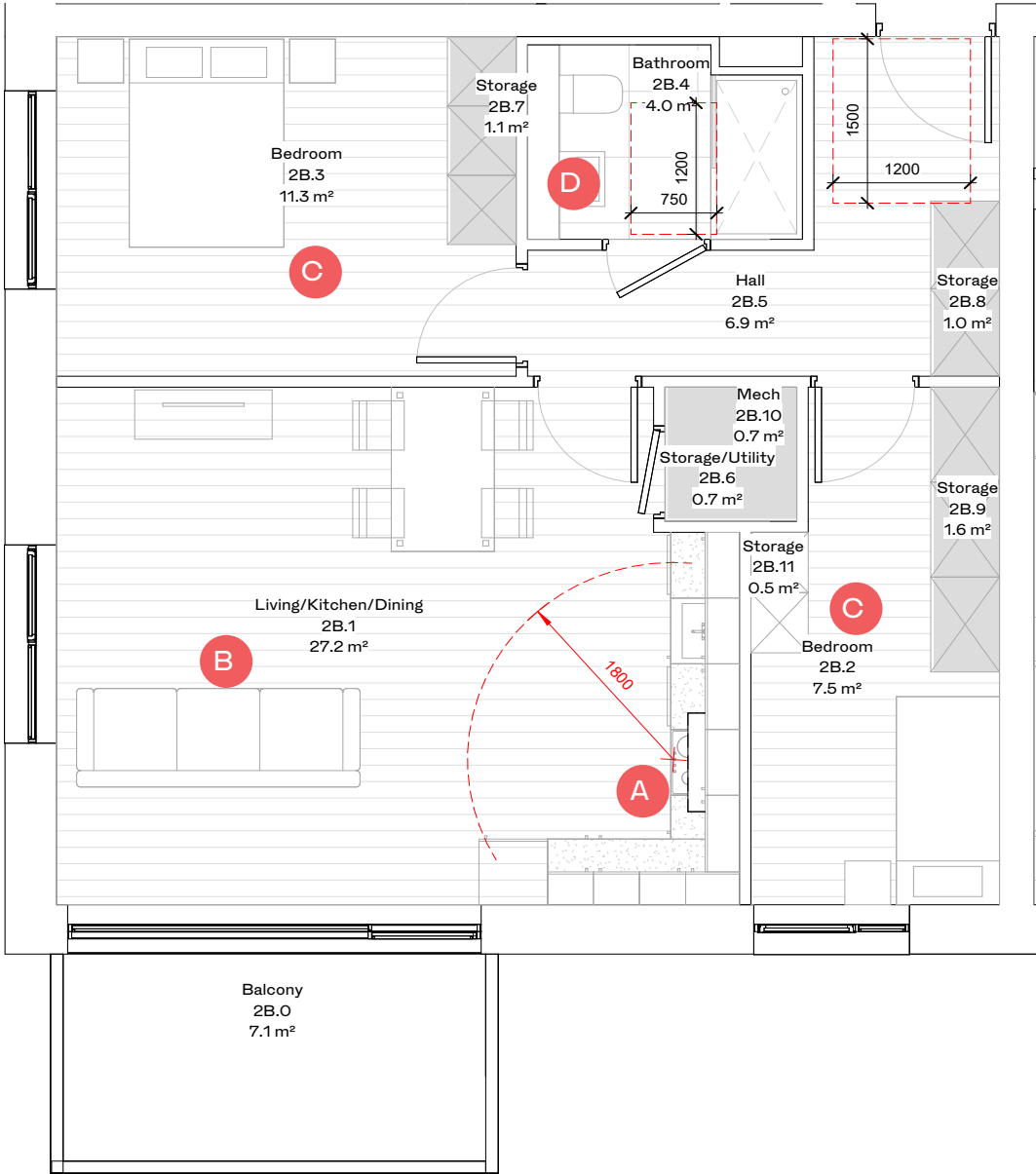


D. Exemplar image of intended Bathroom

3.6 Residential Design

EXEMPLAR INTERNAL QUALITY- TYPICAL 2 BED APARTMENT

- A. Two Bed Kitchens will generally be 8 bay 'L' style assemblies with full height installations to the where possible. Standard Cooking and cleaning installations will be provided, with a full height refrigerator unit. The Kitchens will have access to a utility/storage space.
- B. Living areas will be larger than the 1 Bed unit, providing additional opportunity for discretionary furniture.
- C. The bedrooms will have direct access to daylighting and in some cases direct balcony access (not shown) with built in full height closets. One bed room will typically be ensuite.
- D. Bathrooms will have concealed cisterns, electric or 'wet' towel heaters, and shower facilities, all with good quality ceramic and sanitary fittings. At least one bathroom will have a bath.



A. Exemplar image of intended kitchen



B. Exemplar image of intended Living area



C. Exemplar image of intended Sleeping area



D. Exemplar image of intended Bathroom

3.7 Amenity Design

RESIDENTIAL AMENITY SPACE

There is a residential amenity use spaces proposed at ground floor. These will face onto Beaumont Road, will serve residents and contain uses which contribute to the activation of the buildings frontage along this elevation.

At ground floor level, there is a significant amount of glazing, which is intended to promote visual links between the eventual use and passersby.

The proposed unit will be serviced from a dedicated set down area inside the site boundary.



Proposed street view of amenity frontage



Ground floor plan

3.8 Sunlight & Daylight

OVERSHADOWING ANALYSIS

The proposal aims to minimise the overshadowing impact on the existing residential uses immediately adjacent to the site. The layout and design has been analysed against the guidelines set out in the BRE guide (BR 209) “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice” (BRE Building Technology Group, 2022), and associated guidance. The impact of the proposed development on surrounding properties are considered acceptable when compared to accepted standards.

This analysis was conducted on the early massing model iterations to indicate how the form should be articulated on the site. This proved beneficial as it helped mitigate any negative impact on the surrounding properties. A final review of the scheme once developed in further detail, was conducted just prior to lodgement of this planning application.



Overshadowing analysis - 21 st March 10:00



Overshadowing analysis - 21 st March 12:00



Overshadowing analysis - 21 st March 14:00



Overshadowing analysis - 21 st March 16:00

Table of results for tested windows

8 Sunlight & Daylight

A full ‘Daylight, Sunlight and Overshadowing Study’ has been submitted with this application which outlines the analyses undertaken to quantify the Sunlight and Daylight performance of the proposed Beaumont Road development.

Daylight to Proposed Development

BS EN 17037-2018+A1-2021 National Annex (BRE Guide 3rd Edition) has been analysed (whilst IS EN 17037-2018+A1-2021 (BRE Guide 3rd Edition) non-annex results have also been included in an appendix for completeness). Across the proposed development, 100% of the tested rooms are achieving the daylight provision targets in accordance with the BRE Guide.

Daylight to Existing Buildings

When compared to the Existing Situation, of the 146 no. points tested, 100% have a Proposed VSC value greater than 27% or not less than 0.8 times their former value compared to the Existing Situation, thus complying with the BRE Guidelines.

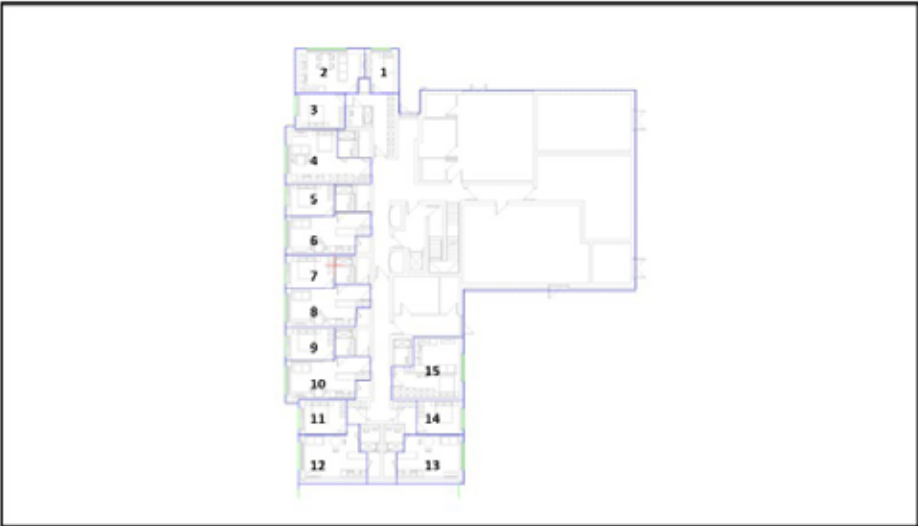
Shadow Analysis of Proposed Amenity Spaces

On March 21st, 88% of the combined proposed communal amenity areas situated within the development site will receive at least 2 hours of sunlight over their total area, thus significantly exceeding 50% minimum recommendations in the BRE Guide (3rd Edition).

Room type	Target illuminance E_T (lx)
Bedroom	100
Living room	150
Kitchen	200

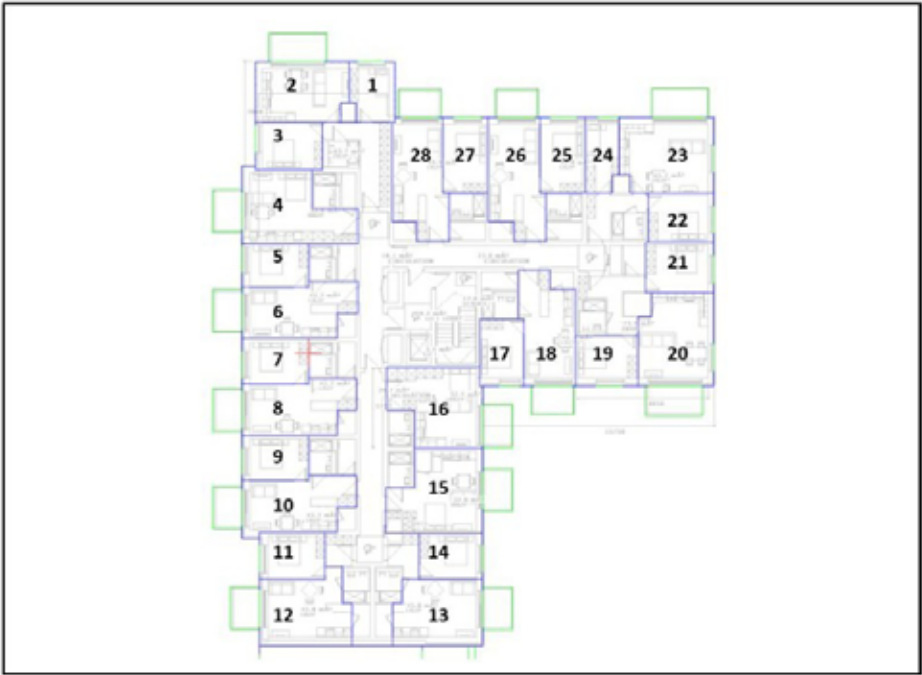
Recommended guideline minimum lux levels per room type

12.1 Daylight Provision Results
12.1.1 Apartment – Level 00



Units	Ref.	Room Activity	BRE Guide 3 rd Edition BS EN 17037:2018 Method 2 National Annex	
			Floor Area > E _r (%)	
				Comment
1	1	Bedroom	100	✓
	2	LKD	100	✓
	3	Bedroom	100	✓
2	4	Studio	92	✓
3	5	Bedroom	100	✓
	6	LKD	90	✓
4	7	Bedroom	100	✓
	8	LKD	92	✓
5	9	Bedroom	100	✓
	10	LKD	100	✓
6	11	Bedroom	100	✓
	12	LKD	100	✓
7	13	LKD	100	✓
	14	Bedroom	100	✓
8	15	Studio	100	✓

12.1.2 Apartment – Level 01



Units	Ref.	Room Activity	BRE Guide 3 rd Edition BS EN 17037:2018 Method 2 National Annex	
			Floor Area > E _r (%)	
				Comment
1	1	Bedroom	100	✓
	2	LKD	100	✓
	3	Bedroom	100	✓
2	4	Studio	100	✓
3	5	Bedroom	100	✓
	6	LKD	100	✓
4	7	Bedroom	100	✓
	8	LKD	100	✓
5	9	Bedroom	100	✓
	10	LKD	99	✓
6	11	Bedroom	100	✓
	12	LKD	100	✓
7	13	LKD	100	✓
	14	Bedroom	100	✓
8	15	Studio	100	✓

3.9 Community Safety

OVERVIEW

The site configuration and relationship between buildings and their adjoining spaces strongly influences personal safety, with design playing a key role in ensuring spaces benefit from appropriate passive surveillance.

In line with the relevant sections of the Development Plan, this Community Safety Strategy outlines the design features integrated into the scheme to maintain a high level of safety and security and minimise anti-social behaviour.

The proposed development has been designed to promote safety and security by:

- Maximising passive surveillance of streets, open spaces, play areas and parking.
- Avoiding adjacent blank façades, dark or secluded areas and enclosed public spaces.
- Eliminating leftover land with no clear purpose.
- Providing adequate lighting in line with Development Standards.
- Establishing a clear distinction between private and communal/public open space with robust boundary treatment.
- Enabling residents to overlook their home entrance, avoiding recessed entries.
- Providing adequate security & seclusion around private amenity space while enabling passive surveillance throughout the site.
- Ensuring road layout encourages appropriate traffic volumes and speeds.
- Providing clear, direct pedestrian and cyclist routes with safe edges and clear sight lines.
- Using robust materials in public areas to discourage vandalism.
- Avoiding fast-growing planting that may obscure lighting or pedestrian routes.
- Consulting with relevant crime prevention authorities where appropriate.



Community safety ensures residents feel safe within their own community. This Strategy establishes design principles to create an environment that supports a safe and secure community. The proposed development will deliver significant benefits to the local area, including new homes, public plaza and a new thoroughway. Success will require collaborative leadership, inter-agency delivery and ongoing community engagement, with the primary goal of fostering safe, secure local areas for families, residents and businesses.

3.9 Community Safety

STRATEGY

Maximising Passive Surveillance

Passive surveillance is achieved through clear sight lines, effective lighting, active building edges and elimination of entrapment spots. The placement of front doors, windows and balconies from main living rooms ensures almost every part of the scheme benefits from natural surveillance. Buildings overlook all pedestrian links, streets and public spaces while maintaining resident privacy. Surface parking, bicycle storage and bin storage areas are all visible from within the apartments.

Avoiding Blank Façades, Dark or Secluded Areas

No blank façades are provided within the development. Building entrances and circulation paths are in close proximity to apartment windows and are well illuminated. Public areas are interconnected, ensuring strong connectivity both to the street and wider public realm.

Eliminating Leftover Land

All external space has been fully integrated into the landscape design. The site layout positions buildings to the north, freeing the southern portion for high-quality public open space. The landscape plan provides areas for circulation, exercise and play, all of which are overlooked by apartments and well lit.

Adequate Lighting

Appropriate levels of lighting and suitable light fittings are proposed throughout all external and internal areas in line with Development Standards.

Distinction Between Private and Public Open Space

A clear distinction exists between private, communal and public open space, achieved through the positioning of spaces, fencing, planting, signage and entrance gates. Ground floor private amenity areas are separated from communal or public space through a combination of railings, hedging and planted areas.



Overlooking



Overlooking or gating



Lighting



Private Green Space

3.9 Community Safety

Overlooking of Entrances

All residential entrances and ground floor approaches are overlooked by other residential units and public areas. No entrance is recessed or concealed.

Amenity Space Placement

The main apartment building has balconies positioned on all sides of the block bar the gable end, where block 1 of the townhouses sits. The townhouses themselves have amenity terraces positioned along both sides of the block, ensuring a variety of amenity spaces which provide a layer privacy to the units without removing all passive surveillance.

Road Layout and Traffic Management

The development prioritises pedestrians and cyclists over vehicles. Vehicular parking is limited for the most part to the western access road, and finished in materials that encourage reduced speeds, while the less frequent deliveries, disabled parking and fire tender access occur along the main boulevard. Doing so reduces the main route within the development of vehicles, given more autonomy to the pedestrian and cyclist.

Clear Pedestrian and Cyclist Routes

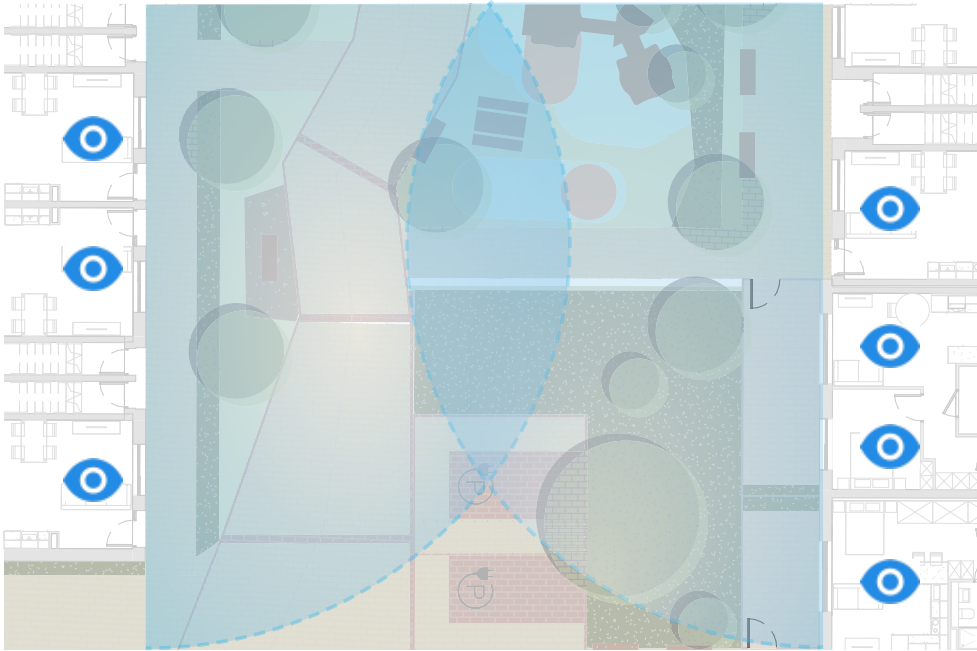
All routes through the development are designed to be legible, direct and safe for pedestrians and cyclists, with clear sight lines and safe edge treatments maintained throughout.

Robust Materials to Discourage Vandalism

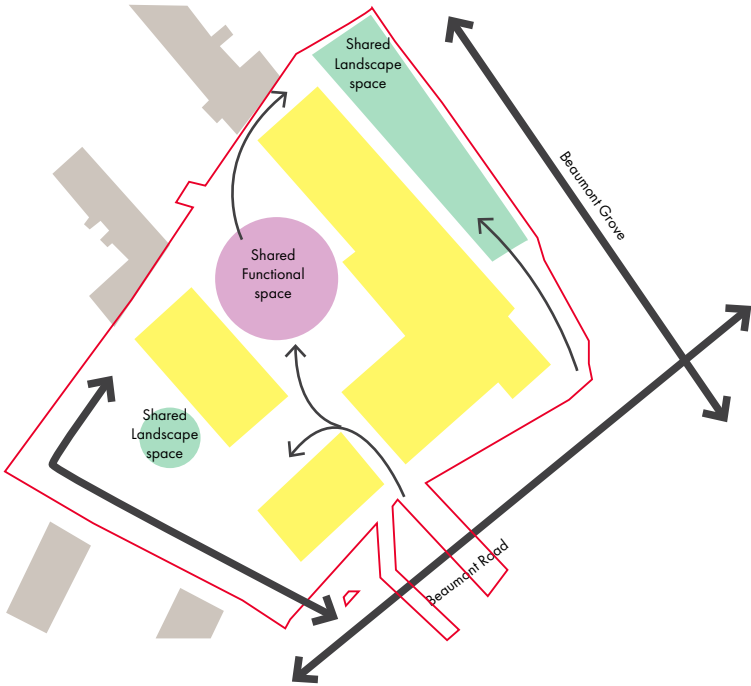
A contemporary palette of robust, low-maintenance materials has been selected for all facades, including brick and powder-coated aluminium cladding, chosen for their durability and minimal deterioration over their design life. External doors and windows are of high quality and selected for their inherent security properties.

Planting Design

Refer to the Landscape Architect’s planting schedule for details of species and layout, ensuring shrubs and trees do not obscure lighting or pedestrian routes.



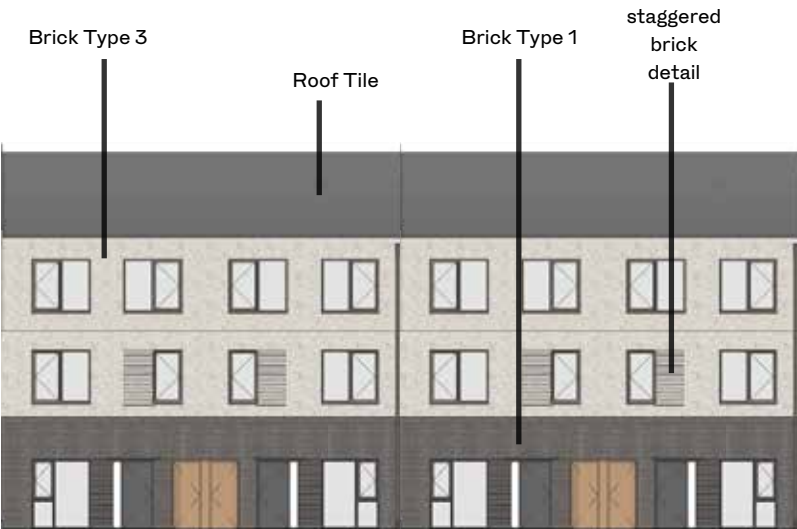
Passive Surveillance



Site Flow



Passive Surveillance



Materials

3.9 Urban Design

URBAN DESIGN & ARCHITECTURE

Section 4.5.5 of the Dublin City Development plan sets out required items to be included in Design Statements, which promote good Urban Design and Architecture.

The following is a summary of the perceived applicable requirements to the proposed development, and a note on how the proposed design satisfies these requirements, as presented in this and other documents submitted with this application.

Urban Design Manual – A Best Practice Guide 2009

The above best practice guide sets out 12 key topics of consideration. Below is a ‘question & response’ assessment of the proposed development, offering a response on each of these items.

1. CONTEXT

How does the development respond to its surroundings?

As indicated in the previous section of this document, the proposed development has responded to its surroundings by carrying out a number of iterative massing studies, reviewing the surrounding context and reacting to the features encountered. On review of these elements key requirements that would benefit the community and wider area were identified and introduced into the design proposals.

The design has developed to promote a greatly enhanced public realm at ground floor level, and widening the overall perceived width of Beaumont Road. In addition, the massing has responded to the adjacent residential uses and addressed each condition.

As a result, the proposed design as offered is intended to significantly improve the public experience in the locality.

2. CONNECTIONS

How well is the new neighbourhood / site connected?

The proposed development offers greatly enhanced levels of site connectivity relative to the current condition. Connections include:

The site is located directly adjacent to an existing bus routes (Route 14 & 16,), and is a short walk of Collins Avenue, with a N4 bus route.

The cycle storage is accessible via the vehicle access location in the middle of the site fronting Beaumont road, or via the communal open area to the east of the site. A number of sheffield bike stands are provided on site for visistors use.

The vehicular access has been created at the centre of the site, which will provide access to the car, bicycle and motorcycle parking, as well as servicing access for maintenance purposes.

3. INCLUSIVITY

How easily can people use and access the development?

The site in its current state is not accessible to the public. Boundry fance restrict access while narrow footpaths and poor visibility dissuade approach. The site in landlocked on 3 sides.

The new proposal will encourage people to engage and pass through the pedestrian area to the front of the site. A wider footpath creates a new public realm along the streetscape and offers a new and bright visual impact for the area. The new active facades will also greatly improve passive surveillance along the road and make for a more inviting space.

4. VARIETY

How does the development promote a good mix of activities?

The proposed development will provide high quality architectural amenity and new animation to the streetscape along Beaumont Road. Inside the development, residents have a variety of spaces for activities, including private balconies and terraces, and outdoor communal spaces which include functions like play areas and Barbecue spaces.

5. EFFICIENCY

How does the development make appropriate use of resources, including land?

The proposed development maximises efficiencies in a number of ways. On the ground floor level, servicing and parking zones have been kept to a minimum in order to provide as much space as possible of the development for communal use. The internal spaces of the residential dwellings have been designed to be in accordance with the current housing design guidelines, and have been as efficiently planned as possible in order to limit excessive unit sizes, and or unused internal space.



6. DISTINCTIVENESS

How do the proposals create a Sense of Place?

This development proposes to re-imagine the brownfield site to deliver a marked contrast to the existing enclosed site. The new streetscape will provide active facades for the public and provide an enlarged and improved thoroughfare along the Beaumont Road frontage. The development has been designed to create a place which is uniquely positive along Beaumont Road- that of a public realm with good adjacent amenities . This uniqueness, together with the proposed ground floor amenities, will combine to create a sense of place in the locality.

7. LAYOUT

How does the proposal create people-friendly streets and spaces?

The proposed development offers a clearly defined, safe public realm. The proposed widening of the public area in front of the development, together with the passive surveillance offered by the proposed ground floor amenities, will combine to create a public realm that is inviting & usable.

3.9 Urban Design

8. PUBLIC REALM

How safe, secure and enjoyable are the public areas?

The development has been designed to create a mix of public space adjacent to uses with active frontage. As above, this arrangement will encourage passive surveillance which will in turn suppress anti-social behaviour due to the increased footfall in the area. It is intended that Beaumont Road will benefit hugely from this increase in interested and engaged users of the space.

9. ADAPTABILITY

How will the buildings cope with change?

The development has been designed to suit an urban area project where there is a variety of units ranging from Studios to 3 bed apartments. This provision is intended to provide dwellings for a mix of residents, including single people, young professionals, families and older persons. In addition, the majority of the dwellings themselves have been designed with Universal access in mind, and can in turn be adapted to provide for users mobility needs as required.

The ground floor amenities offer a modern layout with high quality, durable materials enabling huge flexibility across the site. The building has been designed to a high standard from an energy efficiency level.

10. PRIVACY / AMENITY

How do the buildings provide a high quality amenity?

The development has been designed such that each dwelling is provided with it’s own private amenity space. In addition, communal open space has been provided at the ground represent a c. 200% over provision on the minimum communal open space requirements. The communal open spaces have been designed by Parkhood Landscape Consultants, they have provided documentation to support this application which illustrates the proposed design intent and high quality finishes proposed.

11. CAR PARKING

How will the parking be secure and attractive?

Public and visitor car parking is located to the south and in the centre of the proposed development. The parking is generally set back from the street, and will have clear lines of sight from the buildings exits. Together these features are intended to create car parking which is safely visible from the residential entrance adjacent to it.

The car parking area will be made visually attractive by introducing the proposed landscape features contained in the Landscape consultants documents, and providing permeable paving, which will introduce vegetation into the hardscape areas within the car parking spaces themselves.

12. DETAILED DESIGN

How well thought through is the building and landscape design?

The proposed design has been developed by experienced designers who have worked together for several months prior to finalising these proposals. All aspects of the design have been considered in light of their feasibility and buildability, with difficult or unachievable solutions being discounted as a rule. The resulting proposed design is considered to be generally deliverable.

Design Manual for Urban Roads and Streets (2013)

CS Consulting, acting as Civil Engineers for the proposal have prepared a separate statement on the developments integration with roads and streets, in line with DMURS policy. Readers are invited to refer to that document for further information.

3.10 Inclusivity & Accessibility

OVERVIEW

Section 15.4.4 of the Dublin City Development plan requires developments to consider accessibility for vulnerable groups such as the elderly and persons with disabilities.

Under this section specific reference is made to the following documents:

- Universal Design guidelines for homes in Ireland issued by the NDA
- Housing options for our Ageing population, issued by the DoHLGHD
- Building for Everyone: A Universal Design, also issued by the NDA

The above three documents represent a comprehensive suite of guidance relating to Universal Design. The applicant has used these documents as a guide in assessing the design and layout of the proposed development, and applied the guidance where possible. In some instances, conflicting guidance has cause some compromises (for example deeper balconies for wheelchair access conflicts with daylighting requirements). Where this has occurred the applicant has worked to minimize deviation from the guidelines set out in the above documents. Further information has been provided in the Housing Quality Assessment accompanying this submission.

The applicant confirms that the development has been designed in accordance with the following policy objectives contained in the current Development plan:

QHSNO11 Universal Design

QHSN16 Accessible Built Environment

QHSN22 Adaptable and Flexible Housing

QHSN23 Independent Living

In addition, specific reference is made within the development plan to the following building features:

- level circulation
- lifts
- doors widths
- surface finishes
- signs and information

The needs of occupants of different ages and stages of life should also be considered, ensuring form, construction and internal arrangement of the building will enable future ad aptability.

Level circulation

In accordance with TGD Part M, Access on approach to the proposed building, as well as access within the building and associated terraces has been designed for level circulation. This is with the exception of the two storey dwellings, which offer level access at the threshold but stair access to the upper floors.

Lifts

The elevators in the building have been provided for ease of access to the upper floors of the development for all occupants. The internal arrangements of the Lifts will be designed and constructed so as to meet current standards regarding railing heights, light reflectance values, mirrors, control button operation and all other relevant guidelines.

Door widths

The access doorways have been designed to permit wheelchair access on approach to the building. The door widths are nominally 1200mm in clear width, and will either be power actuated or allow for manual operation by disabled persons.

Within the building, doorways will also be designed to provide for disabled access, as part of an overall disabled access strategy.

Surface finishes

A number of requirements apply to surface finishes depending on their position within the building, such as light reflectance, slip resistance, colour contrast and manifestations. While final selection of the building materials is intended to happen during construction stage, the applicant confirms that all materials will be selected to comply with the buildings Disability Access Certificate.

Signs & information

Wayfiding forms a key part of Inclusivity and Accessibility. The applicant confirms that the proposed development will deliver a cohesive wayfinding strategy as part of the construction phase of the works.

Occupants of different ages

The proposed development has been designed to promote ‘Ageing in place’,as described in the ‘Housing options for our Ageing population’ document issued by the DoHLGHD. Accommodating residents of a variety of ages has a number of follow on positive effects, including supporting urban renewal, social connectivity and sustainable transport for the Ageing population.

Key to achieving buildings that allow people to age in place, is providing for lifetime adaptability. This means that as a person’s needs change as they age, their dwelling can be modified to accommodate their needs.

The applicant confirms that the majority of the proposed dwellings are adaptable and flexible, and can be adjusted to include a number of enhancements to support those with reduced mobility, visual impairment and other age associated impairments.

The following page illustrates some of the features designed into a typical apartment in the proposed development. Further information has been provided in the Housing Quality Assessment document which has been provided as part of the overall planning submission.

3.10 Inclusivity & Accessibility

EXEMPLAR UNIVERSAL DESIGN APARTMENT

The adjacent diagram illustrates how a typical unit type (D1), espouses the principles set out by the various documents relating to Universal Design cited on the previous page.

With specific reference to the Universal Design Guildeines fro homes in Irealnd, the following table demonstrates how the apartment responds to the requirements of this document, with specific refrence to Section 3, spaces for living. Where guidance relates to detail design specification (handle types, plastering finishes, kitchen unit internal layouts) which would normalyl not be indicated on planning stage information, these have been omitted from this list. however the applicant confirms that specification of these items will conform to the guidance.

Living Spaces

- UD✔ Ensure there is a living space at the same level as the entrance to the home.
- UD✔ Minimum unobstructed living room width 3.3m x 3.8m (3 Bed)
- UD✔ Identify a location for a bed space at entrance level.
- UD✔ Provide a clear space for 1500– 1800mm turning circle or Provide 750mm wide clear route between items and in front of windows and routes between doors.

Dining areas

- UD✔ Provide 1200mm clear space on two consecutive sides of a table
- UD✔ If the dining table is in the living room, provide a table for occasional eating in the kitchen.
- UD✔ Locate the dining area within or immediately adjacent to the kitchen.

Kitchens

- UD✔ Design the home so that the kitchen is not the main thoroughfare through the home.
- UD✔ Design the layout in a ‘U’ or ‘L’-shape.
- UD✔ Ensure that the cooker / hob and sink are in the same run of worktop.

- UD✔ The kitchen space should be located next to the dining area to ease access for carrying food and crockery.
- UD✔ Provide an occasional eating space in the kitchen if the dining area is not in the same room.
- UD✔ Ensure all doors to the kitchen are outside the main workspace.
- UD✔ Provide between 1200 – 1500mm between opposing work surfaces.
- UD✔ Ensure a distance of 1200 – 1500mm between facing work surfaces and base units.

Entry Level Toilets

- UD✔ Provide a WC compartment of at least 1500 x 1800mm at entry level. In order to ensure adequate wheelchair access when using a shower, then WC must be 1800mm x 2000mm.
- UD✔ Ensure that the hand basin in the secondary toilet is large enough for everyone to use. Where space is restricted the wash hand basin can overlap the toilet access zone by 200mm.

Bedrooms

- UD✔ Ensure that double and twin bedrooms are at least 13 meters squared in area.
- UD✔ Ensure that a single bedroom is at least 8m2.
- UD✔ Provide clear access space of 800mm on both sides and at the end of the double bed.
- UD✔ Provide a clear space for a turning circle of 1500mm in the double bedroom.
- UD✔ Provide clear space adjacent to the single bed of 800mm.
- UD✔ Provide a clear space adjacent to the single bed of 1200mm.
- UD✔ Locate the bathroom immediately adjacent to the main bedroom, with a full height door or ‘soft spot’ between them, for future installation of a door.
- UD✔ Provide light switches at the entry door and on both sides of the double bed.

Bathrooms

- UD✔ Minimum internal dimensions of 2100 x 2400mm.
- UD✔ Provide a turning circle of minimum 1500mm, with a 200mm overlap of the basin allowed.
- UD✔ Provide a turning circle of minimum 1500 – 1800mm, with a 200mm overlap of the basin allowed.

Ensure that the bathroom door opens outwards, and against a wall.

Private Gardens

- UD✔ Design balconies or terraces as per statutory requirements.
- UD✔ Provide a light to the balcony or terrace switched on from the inside.
- UD✔ Provide visual separation between adjacent properties for privacy.
- UD✔ Provide slip resistant floor surfaces.
- UD✔ Provide easily maintained and effective drainage to all balconies and terraces, ensuring water cannot pool and create a hazard.
- UD✔ Provide secure railings and balustrade at 1100mm in line with Buildings Regulations, with a continuous top rail that is supported centrally and intermittently on the underside, creating a 75mm gap below the handrail.

3.10 Inclusivity & Accessibility

