



**Strategic Housing Development of 152 no.  
Residential Units and Creche.**  
at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare.

SHD Application to An Bord Pleanála

**STATEMENT ON COMPLIANCE WITH THE  
PRINCIPLES OF UNIVERSAL DESIGN**

Date: 03.03.22

**MCA**  
ARCHITECTS

CBR-MCA-00-00-PP-1033



# **Statement on compliance with the principles of universal design**



### Statement on compliance with the principles of universal design.

The proposed development has sought to comply with the principles of Universal Design in order to encourage access and use of the development for all. Part M (Access and Use) of the Building Regulations and will inform later detail design, as compliance with this is statutory and will be demonstrated through the BC(A)R system and through the Disability Access Certificate for the creche building and housing units

The following non-exhaustive list demonstrates how the subject site design satisfies the requirements mentioned above.

#### External Areas

- All internal footpaths are minimum width of 1.8m, which is the space required to allow two buggies or wheelchair users to pass each other or travel side by side;
- Pedestrian/cycle crossings are provided, with tactile paving with a visually contrasting colour, and dropped kerbs to facilitate pedestrian movements crossing the carriageway at these locations;
- Connectivity and linkages have been encouraged to and from the scheme, and some open spaces provide direct connections to the adjoining park to the east.
- A mix of house types, sizes and tenures provided that allow all sections of society to remain part of the community and use its facilities throughout the life cycles.
- All landscaped areas provided are accessible and meet the guidelines set in section 1.1 TGD M 2010:
- Appropriated access routes are provided from car parking facilities to the main entrances of each housing block and to the creche, designed in accordance with Section 1.1.3 of TGD M 2010, with minimum 1,800mm by 1,8mm mm level landings provided at all accessible entrances.

#### Buildings

- There is a 1,800mm by 1,800mm level landing at the main entrance doors of all duplex blocks and at the childcare facility entrance, and the minimum clear width is 1000 mm as set in TGD M 2010.
- There is a 1,200mm by 1,200mm level landing at the entrance doors of all units, houses and duplex, and the minimum clear width is 800mm as set in TGD M 2010. All entrances are illuminated and have level access over the threshold as well as a covered main entrance.
- Accessible horizontal and vertical circulation have been provided to common areas of the creche, with wide corridors and appropriate turning areas of min 1800mm diameter.
- In the creche the width of internal doorways and hallways conform to TGD M 2010. Corridors in common areas have a minimum of 1,200mm clear width while corridors within the units have a minimum of 900mm clear width. All doors within the units are also in compliance with TGD M 2010.
- All houses and duplex units have entry-level WC facilities suitable for visitors in compliance with Part M.

