

7.0 Schedule Of Accommodation

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7.1 Amendments Block A-E Summary Schedule

Proposed LRD Scheme Summary Schedule Amended Blocks A - E

18138 Hartfield - Blocks A,B,C,D & E								
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		G.I.A (m2):		
Ground Floor:	20	17	4	41		4503.7 m²		
First Floor:	21	24	5	50		4491.68 m²		
Second Floor:	22	26	5	53		4491.68 m²		
Third Floor:	22	26	5	53		4491.68 m²		
Fourth Floor:	22	22	5	49		4151.26 m²		
Fifth Floor:	22	19	3	44		3641.07 m²		
Sixth Floor:	12	10	3	25		2099.24 m²		
Seventh Floor:	9	9	1	19		1606.1 m²		
Apartment Type Totals:	150	153	31	Total No. Apts:	334	G.I.A of Development m2:	29476.41	
	44.9%	45.8%	9%					
Internal Communal Amenity Space		357 m²	Creche	399.2 m²	G.I.A TOTAL BASEMENT			3548 m²
Café		105m2						
Dual aspects:	185	Plus 10% Totals		166	Public Plaza			668 m²
	55%			50%	Creche Open Space			179 m²
Light achieved from two aspects	89	Proposed application red line		27300 m²	Communal Open Space			2909 m²
	26%	Hectare		2.73 Ha				
TOTAL	83%	Acre		6.74 Ac				

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7.2 Amendments Car & Bike parking Schedule & Block A

18138 Hartfield - Car & Bike parking Overall site									
Car parking - Blocks A-E					Car Parking - Blocks F & G				
Car parking sharing	12								
Residential parking spaces	143				Residential parking spaces	46			
Part M parking spaces	8				Part M parking spaces	3			
Retail/cafe staff space (no residential)	1								
Creche staff space (no residential)	1								
Creche drop off (no residential)	3								
TOTAL	168				TOTAL	49			
The above exclude 4 No car parking spaces set downs/creche located outside the red line boundary as permitted under An Bord Plenala reference number 'ABP-313289-22'									
Motorbikes - Blocks A-E					Motorbikes - Blocks F & G				
Total motorbikes paking (Lower GF)	5				Total motorbikes paking (surface)	3			
Cycle Parking - Blocks A-E					Cycle Parking - Blocks F & G				
Semi Basement Block D & E - residential	320								
GF Block A - residential	48								
GF Block B - residential	24								
GF Block C - residential	54								
Ancillary building - residential	108				On grade (secured & covered) - residential	96			
Surface - Landscape - For visitors	275								
**TOTAL	829				TOTAL	96			
**28 No Cargo Bikes parking provided in Lower GF for residents									
***Total Cycle Parking = 829									

18138 Hartfield - Block A									
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		Apt. Plus 10% Totals		G.I.A (m2):	
Ground Floor:	0	0	0	0		0		821.94 m²	
First Floor:	3	3	1	7		5		843.78 m²	
Second Floor:	4	5	1	10		5		843.78 m²	
Third Floor:	4	5	1	10		5		843.78 m²	
Fourth Floor:	4	5	1	10		5		843.78 m²	
Fifth Floor:	4	3	1	8		4		672.36 m²	
Sixth Floor:	4	2	1	7		4		577.79 m²	
Seventh Floor:	2	2	1	5		4		471.22 m²	
Apartment Type Totals:	25	25	7	Total No. Apts:	57	Plus 10% Totals	32	G.I.A of Development m2:	5918.43
	44%	44%	12%				56%		
Dual aspect Totals:	38	Light achieved from two aspects		13					
	63%			22%					
Total Light achieved from two aspects	17								

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7.3 Amendments Blocks B & C

18138 Hartfield - Block B									
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.		No. Apts. Per Floor		Apt. Plus 10% Totals		G.I.A (m2):
Ground Floor:	6	5	1		12		6		1141.3 m²
First Floor:	6	6	1		13		6		1108.85 m²
Second Floor:	6	6	1		13		6		1108.85 m²
Third Floor:	6	6	1		13		6		1108.85 m²
Fourth Floor:	6	6	1		13		6		1108.85 m²
Fifth Floor:	7	5	0		12		4		955.36 m²
Apartment Type Totals:	37	34	5	Total No. Apts:	76	Plus 10%	34	G.I.A of Development m2:	6532.06
	48.7%	44.7%	7%			Totals	45%		
Dual aspect Totals:	52		Light achieved from two aspects	7					
	70%			8%					
Total Light achieved from two aspects	16								

18138 Hartfield - Block C									
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		Apt. Plus 10% Totals		G.I.A (m2):	
Ground Floor:	4	4	1	9		5		845.92 m²	
First Floor:	4	5	1	10		5		845.95 m²	
Second Floor:	4	5	1	10		5		845.95 m²	
Third Floor:	4	5	1	10		5		845.95 m²	
Fourth Floor:	4	3	1	8		4		677.18 m²	
Fifth Floor:	3	3	0	6		3		491.9 m²	
Apartment Type Totals:	23	25	5	Total No. Apts:	53	Plus 10%	27	G.I.A of Development m2:	4552.85
	43%	47%	9%			Totals	51%		
Dual aspect Totals:	32		Light achieved from two aspects	12					
	64%			24%					
Total Light achieved from two aspects	14								

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7.4 Amendments Blocks D & E

18138 Hartfield - Block D										
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		Apt. Plus 10% Totals		G.I.A (m2):		
Ground Floor:	5	4	1	10		5		846.99 m²		
First Floor:	4	5	1	10		5		845.55 m²		
Second Floor:	4	5	1	10		5		845.55 m²		
Third Floor:	4	5	1	10		5		845.55 m²		
Fourth Floor:	4	5	1	10		5		845.55 m²		
Fifth Floor:	4	5	1	10		5		845.55 m²		
Sixth Floor:	4	5	1	10		5		845.55 m²		
Seventh Floor:	5	4	0	9		3		692 m²		
Apartment Type Totals:	34	38	7	Total No. Apts:	79	Plus 10% Totals	38	G.I.A of Development m2:	6612.29	
	43%	48%	9%				48%			
Dual aspect Totals:	32	Light achieved from two aspects		17						
	41%			22%						
Total Light achieved from two aspects	23									

18138 Hartfield - Block E										
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor			Apt. Plus 10% Totals		G.I.A (m2):	
Ground Floor:	5	4	1	10			5		847.55 m²	
First Floor:	4	5	1	10			5		847.55 m²	
Second Floor:	4	5	1	10			5		847.55 m²	
Third Floor:	4	5	1	10			5		847.55 m²	
Fourth Floor:	4	3	1	8			4		675.9 m²	
Fifth Floor:	4	3	1	8			4		675.9 m²	
Sixth Floor:	4	3	1	8			4		675.9 m²	
Seventh Floor:	2	3	0	5			3		442.88 m²	
Apartment Type Totals:	31	31	7	Total No. Apts:	69	Plus 10% Totals	35	G.I.A of Development m2:	5860.78	
	45%	45%	10%				51%			
Dual aspect Totals:	31			Light achieved from two aspects	19					
	45%				27%					
Total Light achieved from two aspects	19									

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7.5 Summary Comparison Schedule

Summary Comparison Tables

Permitted SHD Scheme (ABP Order 313289-22) - Post Condition 03 Amalgamation Of Units:

Block A			Block B			Block C			Block D			Block E			Totals		
Permitted SHD Application (Post Condition 3 Amalgamation)			Permitted SHD Application (Post Condition 3 Amalgamation)			Permitted SHD Application			Permitted SHD Application			Permitted SHD Application			Permitted SHD Application		
	Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix
Studio	0	0%	Studio	3	4.5%	Studio	0	0%	Studio	0	0%	Studio	0	0%	Studio	3	1%
No. 1 Beds	12	23.5%	No. 1 Beds	3	4.5%	No. 1 Beds	22	40.7%	No. 1 Beds	36	47.4%	No. 1 Beds	16	27.6%	No. 1 Beds	89	29%
No. 2 Beds	32	62.7%	No. 2 Beds	60	91%	No. 2 Beds	31	57.4%	No. 2 Beds	39	51.3%	No. 2 Beds	42	72.4%	No. 2 Beds	204	67%
No. 3 Beds	7	13.7%	No. 3 Beds	0	0%	No. 3 Beds	1	1.8%	No. 3 Beds	1	1.3%	No. 3 Beds	0	0%	No. 3 Beds	9	3%
Total Units	51	100%	Total Units	66	100%	Total Units	54	100%	Total Units	76	100%	Total Units	58	100%	Total Units	305	100%
Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage		
55%			62%			68.5%			52.6%			60.3%			59.7%		

Current LRD Scheme Proposal:

Block A			Block B			Block C			Block D			Block E			Totals		
Proposed LRD Application			Proposed LRD Application			Proposed LRD Application			Proposed LRD Application			Proposed LRD Application			Proposed LRD Application		
	Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix		Number Units	% Mix
Studio	0	0%	Studio	0	0%	Studio	0	0%	Studio	0	0%	Studio	0	0%	Studio	0	0%
No. 1 Beds	25	43.3%	No. 1 Beds	37	48.7%	No. 1 Beds	23	46%	No. 1 Beds	34	43%	No. 1 Beds	31	44.9%	No. 1 Beds	150	45%
No. 2 Beds	25	45%	No. 2 Beds	34	44.7%	No. 2 Beds	25	44%	No. 2 Beds	38	48%	No. 2 Beds	31	44.9%	No. 2 Beds	153	46%
No. 3 Beds	7	12%	No. 3 Beds	5	6.6%	No. 3 Beds	5	10%	No. 3 Beds	7	9%	No. 3 Beds	7	10.2%	No. 3 Beds	31	9%
Total Units	57	100%	Total Units	76	100%	Total Units	53	100%	Total Units	79	100%	Total Units	69	100%	Total Units	334	100%
Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage			Dual Aspect Percentage		
63%			70%			64%			41%			45%			55%		

7.0 Schedule Of Accommodation

7.6 Summary Schedule Including Blocks F and G

Table of LRD Proposed Unit Numbers (Blocks A-E) including Permitted Block F and G Unit Numbers:

18138 Hartfield - Blocks A,B,C,D,E,F & G							
Floor:				No. Apts. Per Floor		G.I.A (m2):	
No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.					
Ground Floor:	34	27	4	65		6469.69 m²	
First Floor:	35	34	5	74		6458.08 m²	
Second Floor:	36	36	5	77		6458.08 m²	
Third Floor:	36	36	5	77		6458.08 m²	
Fourth Floor:	35	31	5	71		5910.66 m²	
Fifth Floor:	33	28	3	64		5222.07 m²	
Sixth Floor:	12	10	3	25		2099.24 m²	
Seventh Floor:	9	9	1	19		1606.1 m²	
Apartment Type Totals:	230	211	31	Total No. Apts:	472	G.I.A of Development m2:	40682.00
	48.7%	44.1%	7%				

Permitted Block F and G Unit Numbers (post Condition 3 amalgamation):

18138 Hartfield - Block F (condition 3 post amalgamation)							
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		G.I.A (m2):	
Ground Floor:	7	5	0	12		981.8 m²	
First Floor:	7	5	0	12		981.8 m²	
Second Floor:	7	5	0	12		981.8 m²	
Third Floor:	7	5	0	12		981.8 m²	
Fourth Floor:	7	5	0	12		981.8 m²	
Fifth Floor:	5	5	0	10		803.4 m²	
Apartment Type Totals:	40	30	0	Total No. Apts:	70	G.I.A of Development m2:	5712.40
	57%	43%	0%				

18138 Hartfield - Block G (condition 3 post amalgamation)							
Floor:	No. 1 Bed Apt.	No. 2 Bed/4P Apt.	No. 3 Bed Apt.	No. Apts. Per Floor		G.I.A (m2):	
Ground Floor:	7	5	0	12		984.6 m²	
First Floor:	7	5	0	12		984.6 m²	
Second Floor:	7	5	0	12		984.6 m²	
Third Floor:	7	5	0	12		984.6 m²	
Fourth Floor:	6	4	0	10		777.6 m²	
Fifth Floor:	6	4	0	10		777.6 m²	
Apartment Type Totals:	40	28	0	Total No. Apts:	68	G.I.A of Development m2:	5493.60
	59%	41%	0%				

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7.6 Summary Schedule Including Blocks F and G

Permitted SHD Scheme (ABP Order 313289-22) -
(Post Condition 03 Amalgamation Of Units):

Blocks A-G

Permitted SHD Application		
	Number Units	% Mix
Studio	3	1%
No. 1 Beds	169	38%
No. 2 Beds	262	59%
No. 3 Beds	9	2%
Total Units	443	100%

Dual Aspect Percentage	59%
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LRD Scheme Proposal (Including Block F and G)

Blocks A-G

LRD Application Including Permitted F&G		
	Number Units	% Mix
Studio	0	0%
No. 1 Beds	230	49%
No. 2 Beds	211	44%
No. 3 Beds	31	7%
Total Units	472	100%

Dual Aspect Percentage	57%
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8.0 Universal Design Statement

8.0 Universal Design Statement

8.1 Site Accessibility

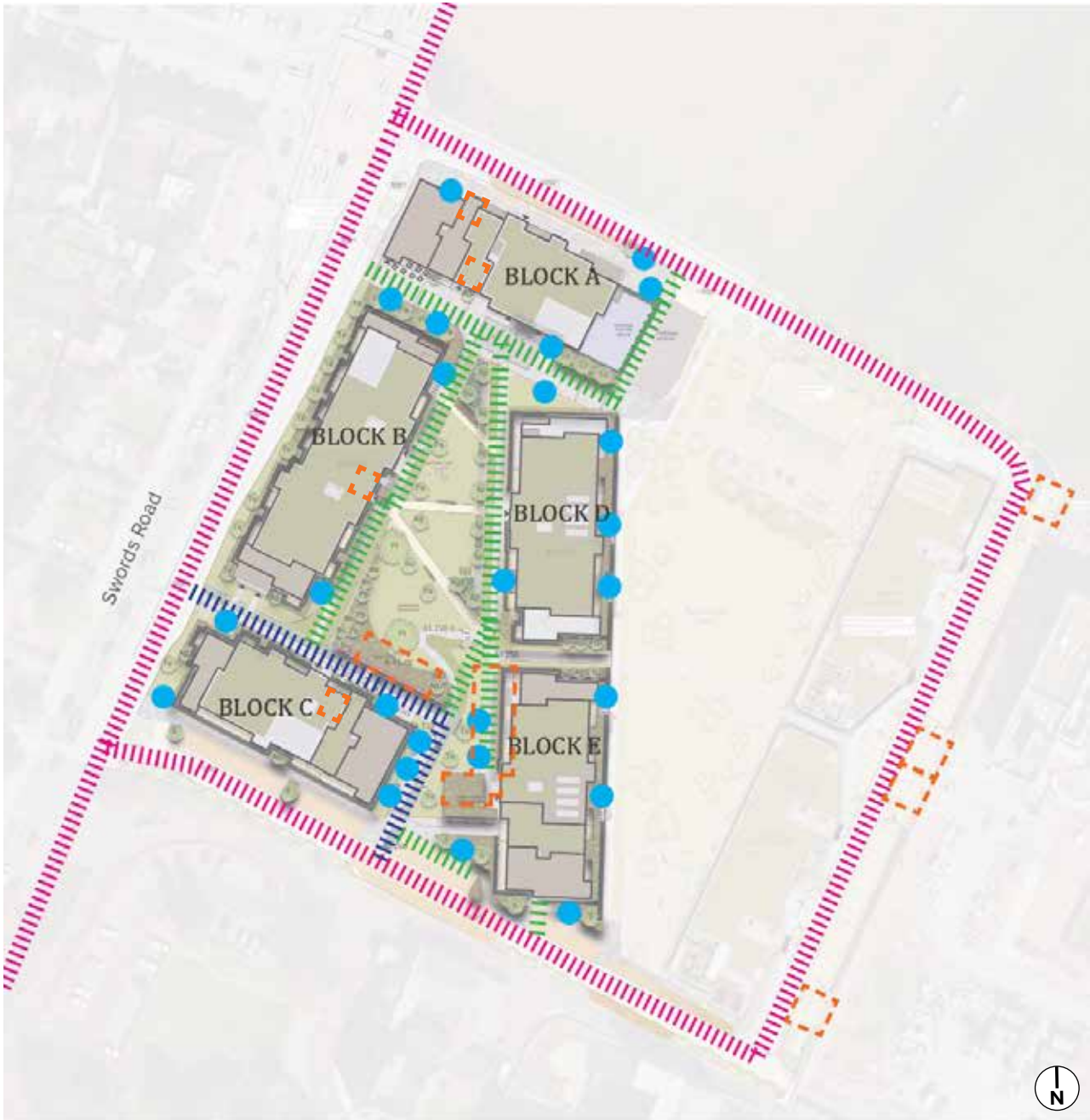
The proposed development has sought to comply with the principles of Universal Design - to encourage access and use of the development regardless of age, size, ability or disability. All public and communal access routes have been designed to comply with the requirements of Part M of the Building regulations to ensure ease of use for residents of all levels of mobility.

The Landscape composition will include streets and footpaths that provides for movement by any person with mobility impairment. The goal is to create a place which is safe and enjoyable for all residents while also contributing to the surrounding public realm.

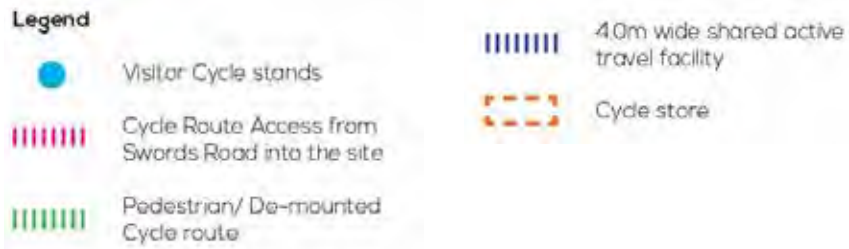
The layout and landscape will comprise roll-over kerbs and level access of the streets/plazas which will comply with the requirements of Part M of the Building Regulations– Access for People with Disabilities.

The scheme will be accessed by pedestrians from a number of connection points to the northern, western and southern boundaries. These connection points and associated level changes are considered carefully and designed sensitively into the landscape design strategy. Vehicular access is provided from the north west of the site connecting into the existing road network.

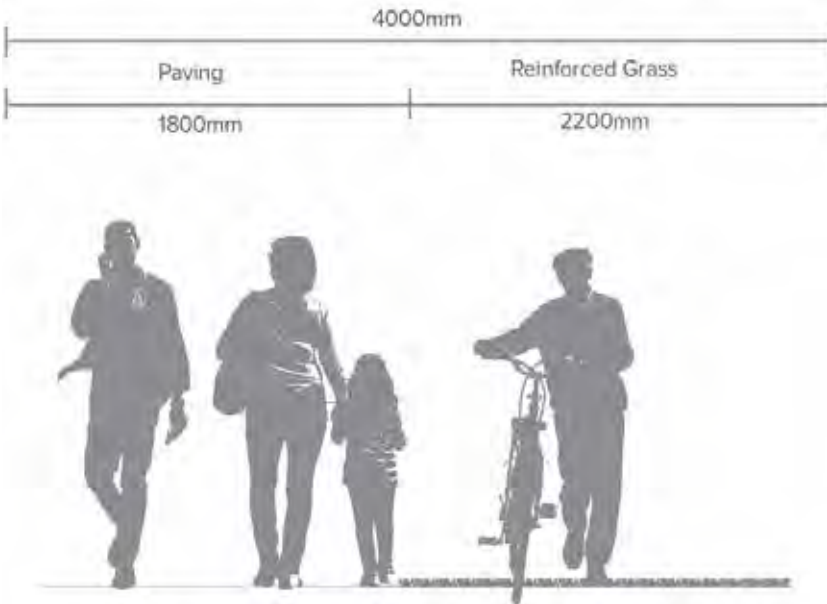
Access points and emergency/service access points are provided off the Swords road. Car parking is provided via off-street on grade parking and within a semi-basement Walk which allows the best possible landscape design to be achieved.



Key Elements- Proposed Site Plan



Extract from the design manual for Urban Roads and Streets which the proposed pedestrian routes are based.



Reinforced Grass offers additional space along the shared active travel facility for dismounted bikes / pedestrians to overtake when traversing the site whilst also maintaining a high quality natural landscape strategy.

8.0 Universal Design Statement

8.2 Universal Design - Accessibility

Standards and Guidelines

The Development is required and designed to provide compliance with the following:

- The Building Regulations 1997-2019, Specifically Technical Guidance Document Part M (Access & Use)

The design team has been guided in its approach from preliminary design stage by the following documents:

- The National Disability Authority in Ireland (NDA) - Building for Everyone
- The National Disability Authority in Ireland (NDA) – Principals of Universal Design
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment
 - Code of Practice
- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice
- DMURS – Design Manual for Urban Roads and Streets.

Compliance

Technical Guidance Document Part M provides guidance in relation to providing compliance with the requirements of Part M of the second schedule of the Building Regulations and provides as follows:

Access And Use

M1 Adequate provision shall be made for people to access and use a building, its facilities and its environs.

Application of the Part

M2 Adequate provision shall be made for people to approach and access an extension to a building.

M3 If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

M4 Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Part M aims to foster an inclusive approach to the design and construction of the built environment. The requirements of

Part M (M1-M4) aim to ensure that regardless of age, size or disability:

(A) New buildings other than dwellings are accessible and usable:

(B) Extensions to existing buildings other than dwellings are where practicable, accessible and usable;

(C) Material alterations to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable.

(D) Certain changes of use to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable; and

(E) New dwellings are visitable.

In doing so, the requirements, underpin the principal of Universal Design. Universal design is defined in the Disability Act 2005 as the “design and composition of an environment so that it may be accessed, understood and used to the greatest practical 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 specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability.”

Design & Compliance Approach

Where works are carried out in accordance with the guidance within Technical Guidance Document Part M 201, this will, prima facie, indicate compliance with Part M of the Second Schedule of The Building Regulations (as amended). The Design team is committed to achieving universal access throughout the proposed development within the built environment and the public realm.

In development and progression of the design concept, the Design Team referred to, and assessed the design for compliance with (Examples of compliance included):

THE UNIVERSAL ACCESS STRATEGY:

- **PUBLIC REALM AND APPROACH:**

The provision of independently accessible means of approach to the accessible entrance(s) of a building and means of circulation within a building in accordance with Section 1.1 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.1

- Accessible car parking is provided in various locations on grade for high top vehicles and there are also accessible car parking spaces located close to building cores within the semi-basement area.
- Ground floor Apartment communal entrances, Cafe & Crèche facility are provided with level access.

- **INDEPENDENT ACCESSIBILITY:**

The provision of entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.2

Entrances to Apartment buildings & Crèche facility:

- The design including materials and lighting of entrance doors makes them easily identifiable.
- Level access landings measuring a minimum 1800mm x 1800mm are provided externally to each door.
- Entrance doors are a minimum clear width of 1000mm.
- Entrance doors are provided with a minimum leading edge of 300mm.
- Entrance lobbies to Apartment buildings & Creche are designed to comply with 1.2.5 & Diagram 11.

- **HORIZONTAL & VERTICAL CIRCULATION:**

The objective for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all the relevant facilities in accordance with Section 1.3 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.3

Within Apartment buildings, basement car park & Crèche facility

- Internal doors are minimum widths as required by Table 2 & Diagram 10.
- All internal circulation doors are provided with 300mm leading edges.
- Corridors are designed to have minimum widths of 1.20m (Generally in excess of same) as required by 1.3.3.3.
- Turning heads are provided at the ends of corridors in all apartment blocks as required by 1.3.3.3 (biii)
- Passenger lifts are provided within apartment blocks

- **SANITARY FACILITIES:**

The objective to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities in accordance with

8.0 Universal Design Statement

8.2 Universal Design - Accessibility

Section 1.4 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.4 Within the Crèche facility.

- Independently accessible sanitary facilities, that meet the needs of people with a wide range of abilities, will be provided including wheelchair accessible, unisex and ambulant toilets are provided.
- Staff changing facilities in accordance with Section 1.4.3.5

• OTHER FACILITIES IN BUILDINGS:

The objective to ensure that all facilities within a building are accessible to and usable and that they are designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.5

- Other facilities within the Crèche will be accessible and usable, designed and constructed to facilitate active participation where appropriate.
- Light switches controls and sockets will be designed in accordance with Section 1.5.7 & Diagram 30.

AIDS TO COMMUNICATION:

The objective to provide adequate aids to communication to ensure people can independently access and use a building and its facilities in accordance with Section 1.6 of TGD Part M 2010.

The following are provided in accordance with TGD Part M Section 1.6

- Adequate aids to communication will be provided within the common areas of Apartment buildings & Crèche facility to ensure people can independently access and use buildings and their facilities in accordance with Section 1.6 of TGD M 2010 including the following :
- Signage in accordance with 1.6.3
- Visual Contrast as per section 1.6.4
- Lighting as per Section 1.6.5
- Audible aids as per Section 1.6.6

• APARTMENT UNITS:

The objective to provide adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing visitable WC's suitable for visitors etc, approach to the main entrance of a dwelling to in accordance with Section 3.0 of TGD Part M 2010.

Apartments will be provided with the following:

- Adequate entrances for visitors including ambulant disabled stairs.
- Accessible/visitable toilets for visitors at first floor level/ habitable room level.
- Adequate circulation within the entrance storey.

THE 7 PRINCIPALS OF UNIVERSAL DESIGN:

• PRINCIPLE 1: EQUITABLE USE

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

Guidelines:

- 1a. Provide the same means of use for all users: identical whenever possible; equivalent when not.
- 1b. Avoid segregating or stigmatizing any users.
- 1c. Provisions for privacy, security, and safety should be equally available to all users.
- 1d. Make the design appealing to all users.

- The same means of access to buildings within the scheme is provided for all.
- All dwellings are designed to provide Part M compliant level access via the front door for visitors.
- The reception area for the crèche facility is at ground floor level, located close to the front door and will be provided with communication aids.
- Amenity outdoor space within the Crèche is provided with level access. External amenity spaces are designed in accordance with TGD Part M 2010.

• PRINCIPLE 2: FLEXIBILITY IN USE

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

Guidelines:

- 2a. Provide choice in methods of use.
- 2b. Accommodate right- or left-handed access and use.
- 2c. Facilitate the user's accuracy and precision.
- 2d. Provide adaptability to the user's pace.

The proposed development provides for a variety of apartment types including:

- 1, 2 & 3 Bedroom units
- The Development is designed to comply with the Building Regulations, in particular TGD Part M Access and Use and TGD Part D, Materials and workmanship. Providing an emphasis and to facilitate, access and use, user mobility, accuracy and precision among others.
- Dwelling houses and apartments have been designed to provide for adaptability as resident requirements change over time. Reference to The National Disability Authority in Ireland (NDA) - Building for Everyone – A5 Lifetime Home Standards (Refer to Diagram 1 & 2).
- Provision includes for:
- Level access or gently sloping (max 1:21) is provided from car parking spaces to primary entrance doors.
- Stairwells and lifts are located centrally and close to the front door.

- Distances between entrance stairwells is kept to a minimum.
- Internal spatial design is such as to provide adequate space for wheelchair turning.
- Glazing to living room primary windows commences a maximum of 450mm above floor level with easy openings at a maximum 900mm above floor level.
- Entrance doors to Apartment stairwells are generally covered.
- Generally Internal walls within apartments are constructed in lightweight stud partitions providing for future adaptability.

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.

Guidelines:

- 3a. Eliminate unnecessary complexity.
- 3b. Be consistent with user expectations and intuition.
- 3c. Accommodate a wide range of literacy and language skills.
- 3d. Arrange information consistent with its importance.
- 3e. Provide effective prompting and feedback during and after task completion.

- Pedestrian and bicycle routes throughout the development provide direct connectivity between destination points on desire lines.
- A clear street hierarchy provides a consistent appreciation of place and of way finding.

PRINCIPLE 4: PERCEPTIBLE INFORMATION

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

Guidelines:

- 4a. Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- 4b. Provide adequate contrast between essential information and its surroundings.
- 4c. Maximize "legibility" of essential information.
- 4d. Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).
- 4e. Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

- Road crossings, pedestrian and bicycle priority routes, Crèche and Communal Apartment entrances are provided with visual and tactile variations.
- Variations in materials and architectural expression assist in providing legibility between Apartment blocks and the surrounding context among others assists in way finding and placemaking.

8.0 Universal Design Statement

8.2 Universal Design - Accessibility

-Clear signage will assist in way finding 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.

Guidelines:

- 5a. Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
- 5b. Provide warnings of hazards and errors.
- 5c. Provide fail safe features.
- 5d. Discourage unconscious action in tasks that require vigilance.

-Landscaping is provided to act as a buffer between the road and the footpath to minimize hazards

PRINCIPLE 6: LOW PHYSICAL EFFORT

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

Guidelines:

- 6a. Allow user to maintain a neutral body position.
- 6b. Use reasonable operating forces.
- 6c. Minimize repetitive actions.
- 6d. Minimize sustained physical effort.

- The site slopes from the north to the south and pedestrian and bicycle routes have been designed to gently navigate the site topography.
- All communal 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.

Guidelines:

- 7a. Provide a clear line of sight to important elements for any seated or standing user.
- 7b. Make reach to all components comfortable for any seated or standing user.
- 7c. Accommodate variations in hand and grip size.
- 7d. Provide adequate space for the use of assistive devices or personal assistance.

All primary public and communal entrance doors and lobbies are provided with an external level landing in accordance with TGD Part M in conjunction with flush access (max. 15mm upstand).

-All entrance and internal doors are designed in accordance with TGD Part M 1.3.3.2 & 3.3.1.

-All internal corridors are design to comply with TGD Part M 1.2 & 3.3.2.1.

-Internal stairways, landings and lifts are designed to comply with TGD Part M.

SUMMARY

The proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). Accessibility for all and adaptability of space will create a place that can change and adapt to current needs, trends and cultural, social and economic situations.

The design and layout of the proposed Residential development has had reference to: Part ‘M’ of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010);

- National Disability Authority’s ‘Building for Everyone: A Universal Design Approach’;
- Universal Design Guidelines for Homes in Ireland.

The Design is based upon a comparison of the proposed development with the statutory requirements as set out in Part ‘M’ of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- Identify and describe the building or works to which the application relates, and;
- Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010