

UNIVERSAL DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT
AT CONFEEY, LEIXLIP
COUNTY KILDARE

COMPLIANCE WITH LIFETIME HOMES

CRITERIA 1a-Parking (Houses)

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

CRITERIA 2 Approach from Parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Access from ground level parking spaces to the dwelling entrance have been designed to the following criteria.

- The principle approach route between parking spaces and lift lobby entrances are level.
- Spaces are located within 50m of lift lobby entrances but generally much shorter.
- Clear access routes of a minimum 1200mm to reach lift cores are provided
- The detail design of the development, post planning will be specified with non slip services.

CRITERIA 3 Approach to all entrances

The approach to all entrances should preferably be level or gently sloping and in accordance with the specification below.

Entrances are provided on a level surface defined as a surface with a gradient no steeper than 1:20

CRITERIA 4 Entrances

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.
- d) Have adequate weather protection
- e) Have a level external landing.

The requirements of Criteria 4 have been met or will be met in later detailed design. Duplexes and Houses within the Planning application area have been designed to meet or will be met in later detailed design the following design requirements.

- Level Access at external to internal thresholds (ie no greater than 15mm)
- 300mm door nib (or clear space) to leading edge (pull side only)
- The minimum dimensions at an entrance to an individual dwelling is no less than 1200mm to 1200mm.
- Left Egress minimum dimensions are 1500mm x 1500mm These dimensions are clear of any door swings.
- The minimum effective clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) is 800mm. The minimum effective clear opening width at communal entrances (and other communal doors) is 825mm

CRITERIA 6-Internal Doorways and Hallways

Movement in hallways and through doorways should be as convenient to the widest range of people including those using mobility aids or wheelchairs and those moving furniture or other objects. As a general principle narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

Apartments, Duplexes and Houses within the Planning Application Area have been designed to meet or will be met in later detailed design the following design requirements.

Hallway widths

- The minimum width of any hallway/ landing in a dwelling is 900mm.
- The minimum width of any hallway/ corridor/ landing within a communal area is 1200mm

Doorway widths within dwellings

- The minimum clear opening width of any doorway within a dwelling when the approach to the door is 'head on' is 750mm.
- No layouts have been designed where the approach to a doorway is not head on.

CRITERIA 7 Circulation space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users everywhere.

Apartments, Duplexes and Houses Planning Application Area have been designed to meet or will be met in later detailed design the following design requirements.

- Living rooms/areas and dining rooms/ areas are capable of having either a clear turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm
- Kitchens have a clear width of 1200mm between kitchen unit fronts and any fixed obstruction opposite (such as kitchen fittings or walls) This clear 1200mm is maintained for the entire run of the unit worktop and / or appliance.
- The main bedroom in a dwelling is capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.
- Other bedrooms are capable of having a clear space 750mm wide to one side of the bed.
- Where it is necessary to pass the foot of the bed a clear width of 750mm is also provided at the foot of the bed.

CRITERIA 8 Entrance Level Living Space

Apartments, Duplexes and Houses Planning Area have been designed to meet or will be met in later detailed design the design requirements of Criteria B.

CRITERIA 9 Potential for Entrance Level Bed Space

In dwellings with two or more storeys with no permanent bedroom on the entrance level there should be space on the entrance level that could be used as a convenient temporary bed-space.

Apartments, Duplexes and Houses Planning Application Area have been designed to meet or will be met in later detailed design the design requirements of Criteria 9. In instances where a dedicated bedroom at entry level is not proposed in the design a corner of a living room that can accommodate a single bed with a 750mm wide space to one side of the bed is achievable. Detail design will allow for the provision of an electrical socket within the space is required.

CRITERIA 10-Entrance Level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below.

Apartments, Duplexes & Houses within the Planning Application Area have been designed to meet, or will be met in later detailed design, the following design for accessible WC compartments within dwelling units provided with:

1. A WC with:

- i) A centre line between 400mm-500mm from an adjacent wall.
- ii) A flush control located between the centre line of the WC and the side of cistern furthest away from the adjacent wall.
- iii) An approach zone extending at least 350mm from the WC's centre line towards the adjacent wall, and at least 1000mm from the WC's centre line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.

A basin which may be located either on the adjacent wall, or adjacent to the cistern, not projecting into the approach zone by more than 200mm.

2. A basin with:

A clear frontal approach zone, extending back for a distance of 1100mm from any obstruction under the basin -whether that be a pedestal, trap duct or housing.

3. Floor drainage for an accessible floor level shower with:

A floor construction that provides either shallow falls to the floor drainage, or (where drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

CRITERIA 11-WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Apartments and Houses within the Planning Application Area have been designed to meet or will be met in later detailed design the following design for accessible WC compartments within dwelling units.

- Adequate fixing and support for grab rails available at any location on all walls within a height band of 300mm-1800mm from the floor.

CRITERIA 12-Stairs & potential through floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Apartments, Duplexes & Houses within the Planning Application Area have been designed to meet, or will be met in later detailed design, the design requirements of Criteria 11. A clear width of 900mm has to be provided on stairs. This clear width is measured 450mm above the pitch height.

CRITERIA 13 -Potential for hoists in bedroom & bathroom

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Apartments, Duplexes and Houses within the Planning Application Area have been designed to meet or will be met in later detailed design the following design for later hoist provision.

The structure above ceiling finishes over a main(twin or double) bedroom an over the bathroom will be capable of supporting or capable of adaptation to support the future installation of single point hoists above the bed bath and WC.

The bedroom and bathrooms are on the same storey level. This storey(unless at entrance level) will have potential for access via the through floor lift (see Criterion 12). This bathroom will also satisfy the requirements of Criterion 14.

Where possible the bedroom and bathroom will be adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between two rooms.

CRITERIA 14-Bathrooms

An accessible bathroom providing ease of access in accordance with the Lifetime homes Specification, should be provided in every dwelling on the same storey as a main bedroom.

Apartments, Duplexes and Houses within the Planning Application Area have been designed to meet or will be met in later detailed design, the following design for compliance with Criteria 13.

An accessible bathroom providing ease of access will be provided in every dwelling close to a main (double or twin) bedroom. In dwellings with more than one storey this bathroom will either be on the entrance level or on a level with potential for access by a through floor lift (see Criterion 12b). The following facilities and associated clear approach zones will be provided with the accessible bathroom.

1. A WC with:

- i) A centre line between 400mm-500mm from an adjacent wall.
 - ii) A flush control located between the centre line of the WC and the side of cistern furthest away from the adjacent wall.
 - iii) An approach zone extending at least 350mm from the WC's centre line towards the adjacent wall, and at least 1000mm from the WC's centre line on the other side. This zone will extend forward from the front rim of the WC by at least 1100mm.
- The zone will also extend back on one side of the WC, for at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line. A bowl of a basin which will be located either on the adjacent wall or adjacent to the cistern will not project into the approach zone by more than 200mm.

2.A wash basin with:

A clear frontal approach zone, 700mm wide extending 1100mm from and obstruction under the basins bowl-whether that be a pedestal trap duct or cabinet furniture.

3.Either a bath or accessible floor level shower:

i) Where a bath is provided there will be a clear zone alongside the bath at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC (item 1iii above) and/or the approach zone to the basin (item 2i above)

ii) Where an accessible floor level shower is provided instead of a bath there will be provision of a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone. The manoeuvring zone will overlap with the showering area

iii) Where both a bath and accessible floor level shower are provided from the outset the clear floor space for showering activity will be a minimum 1000mm x 1000mm.

4. Unless provided elsewhere in the dwelling floor drainage for an accessible floor level shower with a floor construction that provides either shallow falls to the floor drainage or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy provision of a laid to fall floor surface in the future.

The drainage when capped for use following adaptation may be located under a bath.

5. Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed will be allowed.

Good practice recommendations that exceed or are in addition to the above requirements.

Where possible the bathroom should also provide for a direct connection with a main bedroom. This will normally take the form of a full height knockout panel capable or being fitted with a doorset which achieves a clear opening in accordance with Criterion 6.

CRITERIA 15-Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

Apartments, Duplexes & Houses within the Planning Application Area have been designed to meet, or will be met in later detailed design, the following design for compliance with Criteria 15:

- Glazing that starts no higher than 80mm above floor level.
- An approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room.
- Openable windows should have handles/controls to an opening light no higher than 1200mm from the floor.

CRITERIA 16-Location of Service Controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. Apartments, Duplexes & Houses within the Planning Application Area have been designed to meet, or will be met in later detailed design, the following design for compliance with Criteria 16:

Any service control needed to be operated or read on a frequent basis, or in an emergency, will be included within the height band of 450mm-1200mm from the floor and at least 300mm away from any internal corner.