

**ACCESS STATEMENT**

**MIXED USE DEVELOPMENT AT  
NORTHWOOD AVENUE - SHD**

**March 2022**

## Universal Design Statement

The proposed Strategic Housing Development has endeavoured to comply with the principles of Universal Design throughout the scheme.

This is to provide access and use of the development regardless of age, size, ability, or disability. “Building for Everyone: A Universal Design Approach”, “Universal Design Guidelines for Homes in Ireland” and Technical Guidance Document M have been utilized throughout the design process and has influenced the design of the scheme.

Each apartment has been designed with the principles of Universal Design through the following features where possible:

- Apartments are easily accessible via both the basement and ground level areas for bicycle and vehicular parking
- The approach to all principle entrances is level or gently sloping when applicable, or where stepped access is provided, full compliance to Part M will be achieved.
- All entrances are illuminated, have level access over the threshold as well as a covered main entrance.
- Communal stairs provide easy access and when apartments are reached by a lift, the lift is fully accessible.
- The width of internal doorways and hallways conform to Part M.
- There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
- Walls in the bathroom and WC are capable of taking adaptations such as handrails.
- All apartments have entry level WC facilities in compliance with Part M.
- The design and specification provides a reasonable route for a potential hoist from a main bedroom to the bathroom.
- Bathrooms have been designed for ease of access to the bath, WC and wash basin.
- Living room windows are easy to open/operate.
- Switches, sockets, ventilation and service controls are provided at a height usable by all.



The scheme has been designed with the principles of Universal Design through the following features:

- To provide amenities that meet design requirements to allow people of all ages, sizes, abilities and disabilities to work, shop and enjoy recreation locally or to travel with ease;
- To facilitate a mix of apartment types, sizes and tenures that allow all sections of society to remain part of the community and use its facilities throughout the life cycles;
- To provide alternatives to the private car through siting proximate to public transport and local services.
- To support the local pedestrian and cycling environment and provide ample cycle parking facilities;
- To provide accessible open space for all kinds of activity;



Technical Guidance Document M  
Department of Housing, Local Government and Heritage



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage