Kilnahue, Gorey, Co. Wexford

Universal Design Statement

Proposed Residential Development
at Kilnahue, Gorey, Co. Wexford

LRD Planning Application - November 2025



DEADY GAHAN ARCHITECTS

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1.0 Introduction

> *Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (ICT).*
>
> (Disability Act, 2005)

Deady Gahan Architects have been appointed to produce this Statement of Compliance with Universal Design to accompany the Large Scale Residential Development (LRD) planning application to Wexford County Council for the proposed development of 413 no. residential units consisting of 64 no. 1/3 bed apartments and 349 no. houses (ranging from 2 - 4 bedrooms) at Kilnahue, Gorey, Co. Wexford.

There is also a 102no child creche and a community room located in the north-east corner of the site in close proximity to one of the site entrances as well as being near the new dedicated pedestrian/ cycle entrance in this location. The creche has been strategically placed adjacent to the existing schools that are located to the north of Kilnahue Lane, which will naturally create an expansion of the existing educational campus with the addition of this early learning/childcare facility.

2.0 Summary of Proposed Development

The proposed development has been designed to provide high-quality houses and apartments that will contribute positively to Gorey and deliver much needed housing to Co. Wexford. The proposed residential development is located in Kilnahue, which is approximately 1.9 kilometers West of Gorey Town Centre.

The housing mix will focus on providing affordable homes for both individuals and families alike and it includes 413no. residential units comprising:

- 08 No. 1 bed / 2-person (own door) maisonettes
- 28 No. 1 bed / 2-person (own door) apartments
- 28 No. 3 bed / 5-person (own door) duplex apartments
- 134 No. 2 bed / 4-person townhouses
- 148 No. 3 bed / 4-person townhouses
- 06 No. 3 bed / 5-person townhouses
- 08 No. 4 bed / 7-person townhouses
- 22 No. 3 bed / 5-person semi-detached units
- 24 No. 4 bed / 7-person semi-detached units
- 07 No. 4 bed / 7-person detached units

The proposed scheme of 413no units achieves a density of 35.9 units/HA considered on a net developable area of 11.5 Ha. There is also a 102no child creche and a community room located in the north-east corner of the site in close proximity to the existing schools.

Connectivity, legibility and permeability are some of the main key themes of the scheme and develops from the wider surrounding area to the local environment. The internal connections within the proposed development will provide easy access from the dwellings to the surrounding amenities and are a crucial element in providing passive surveillance and promoting active neighbourhoods.

In the local context, the provision for connections from the proposed development to Gorey town centre will foster a sense of identity and community for the area. A dedicated combined cycle/ pedestrian route runs through the proposed development (utilising the existing laneway on site for the majority of the route) and connects the southern and northern boundarys and links onto the existing pedestrian/cycle network on Kilnahue Lane, ensuring that the residents will have easy access to local amenities and cycle routes connecting into Gorey Town Centre. As the proposed scheme is designed to create permeable connections with the surrounding context, a range of pedestrian routes and street connections have been incorporated throughout the layout connecting the proposed site to the wider context.

To ensure the visual integration of the scheme, the proposed development will promote the protection and enhancement of natural features on site, including existing trees, hedgerows and stone buildings/ ruins. These features are integrated within the development to create an identity that is unique to its location. Particular attention was placed in the design of the public and communal open spaces throughout the site to create a strong and well connected network of usable and enjoyable green areas, pedestrian paths, play areas. These features will enhance/contribute in creating a sense of place.

Large open spaces are located in various locations around the site and act as node points as you progress through the development. These open spaces are carefully positioned in order to take full advantage of the sites natural features. There are also some smaller green areas and pocket parks pepper-potted throughout the development which ensures a variety of public amenity spaces are created.

All the open spaces will be enhanced by the creation of active and architecturally appropriate urban frontages, designed having particular regard to the site context and the topographical nature of the site. The proposed dwellings are also orientated to overlook the open spaces, provide opportunities for passive surveillance of these areas and create strong edges within the scheme. The open spaces vary with a mix of soft and hard landscaping to further enhance the quality of life in the area. Distinct corner units with individual features address the main corners along the main streets and on the open

spaces to provide distinctiveness to the site. The variety and quality of the proposed open spaces support active neighbourhoods within the site as well as promoting connections and integration with the existing settlements of Kilnahue/Gorey.

Accessible units that implement the key priciples from the Universal Design Guidelines for Homes in Ireland document, have been incorporated into the scheme in order to ensure an inclusive development is created. These units take the form of 8no. 1 bed maisonettes, 28no. 1 bed Apartments and 28no. 3 bed Duplex Apartment units. These units have been developed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/ bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within units. The location of the units allow for ease of access and approach, while being integrated within the community in close proximity to nearby amenities.

Adaptable units (units that can be modified to implement the key priciples from the Universal Design Guidelines with modest adjustments) have also been included within the scheme and provide flexibility that can respond to the changing requirements of residents. These take the form of 16no. 4 bed semi-detached units and 6no. 3 bed townhouse units.

This brings the total number of Universal Design units (accessible/adaptable) to 86no, which exceeds the 20% requirement that is stated in the Wexford Development Plan: *'The Council has been very proactive in the area of universal access and lifetime homes, requiring 20% of residential schemes of five units or more to be lifetime homes.'*



Accessible units example - Type R4/S4



Adaptable units example - Type B1

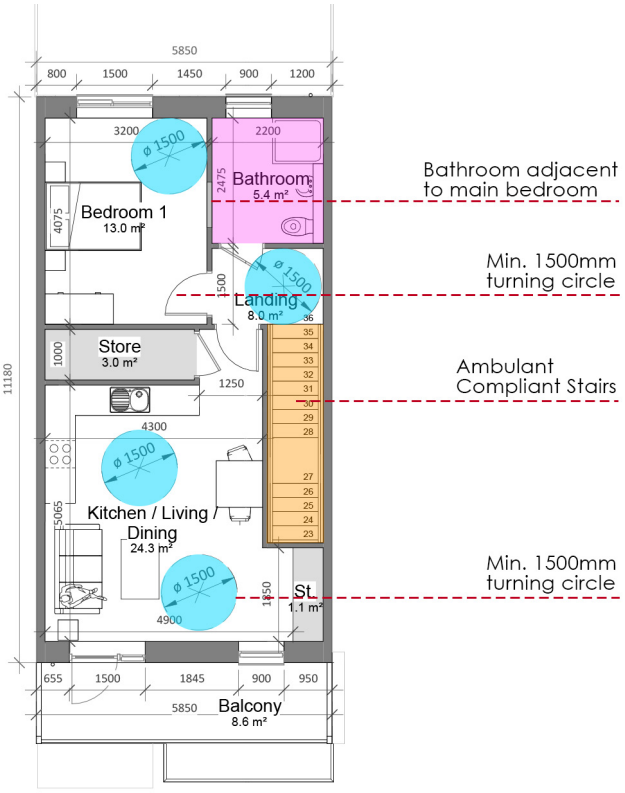


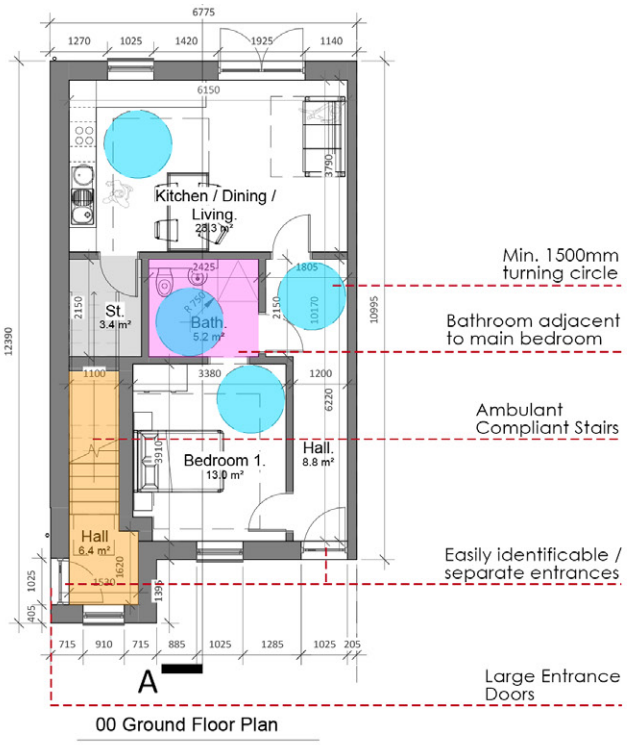
FIG: UNIVERSAL DESIGN ELEMENTS IN SIMPLEX TYPE S1



3D IMAGE - UNIT TYPE S1



3D IMAGE - UNIT TYPES P1 & P2



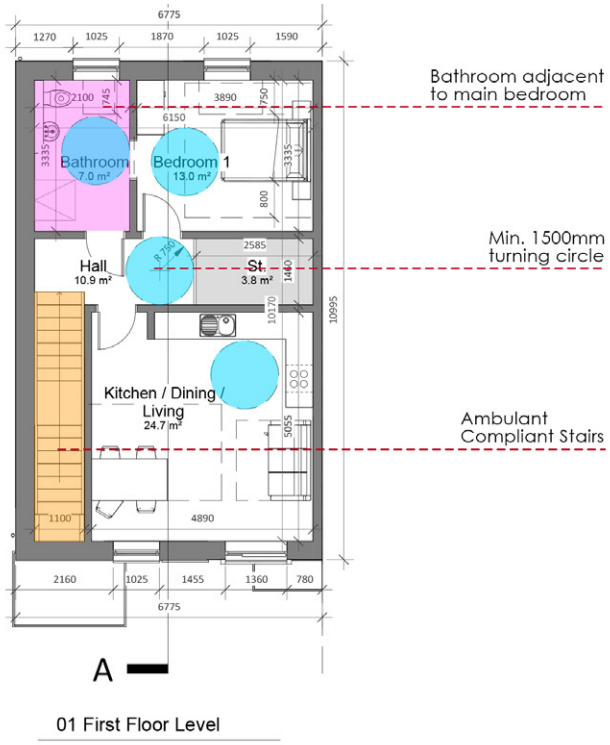
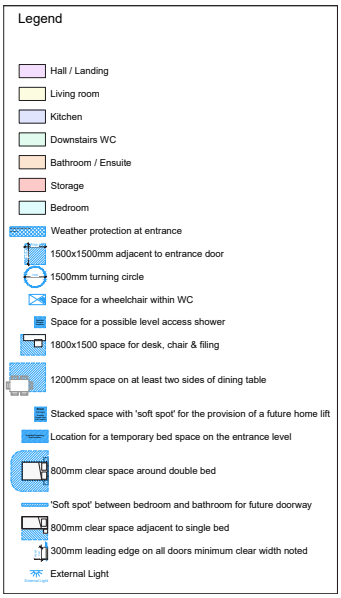
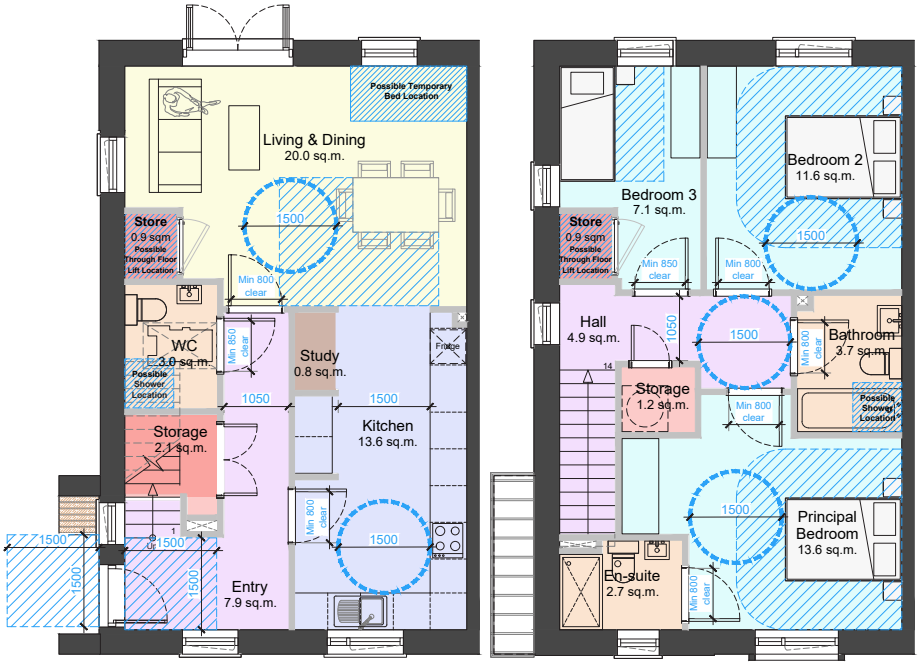


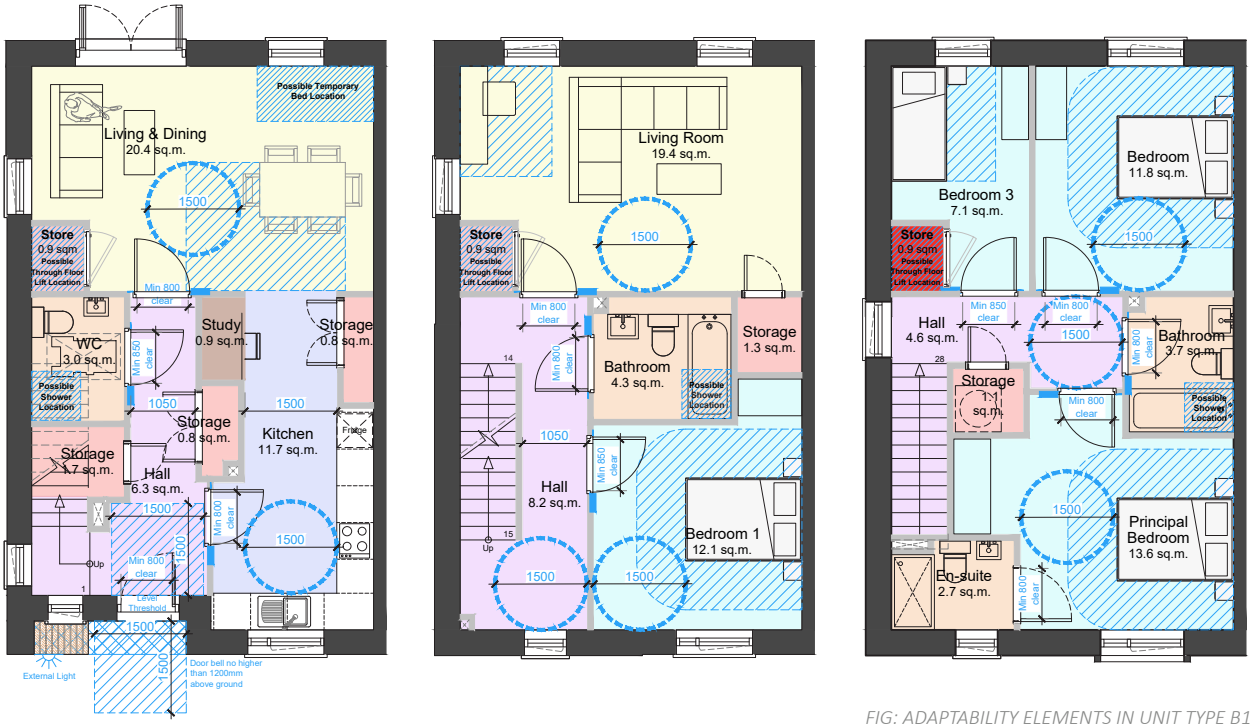
FIG: UNIVERSAL DESIGN ELEMENTS IN MAISONETTE TYPES P1 AND P2





Type F1
End of terrace
2 storey / 3 bed / 5 person unit

FIG: ADAPTABILITY ELEMENTS IN UNIT TYPE F1



Type B1
Semi-detached
3 storey / 4 bed / 7 person unit

FIG: ADAPTABILITY ELEMENTS IN UNIT TYPE B1

3.0 The 7 Principles of Universal Design

Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed below and references the Technical Guidance Documents Part M regarding Access and Use.

3.1 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 stigmatising any users.

1c. Provisions for privacy, security, and safety should be equally available to all users.

1d. Make the design appealing to all users.

DESIGN APPROACH

- The same means of access to buildings within the scheme is provided around the development where possible.
- The majority of dwellings are accessed via the ground floor and are designed to provide Part M compliant access via front door for visitors.
- The majority of dwelling houses are provided with on curtilage car parking located in close proximity to the front door.
- The maisonettes/apt/duplex units with own door access at the ground floor are designed to provide Part M compliant access and have the car parking located nearby.
- The majority of the streets and footpaths are designed in accordance with TGD Part M: Min 1:21 gradient pathways with tactile and visual aids at street crossing and seating and rest areas which assist with passive security.
- External amenity spaces have been designed in order to appeal to all users and in accordance with TGD Part M.
- The creche in located in the north-east corner of the site near a site entrance as well as the dedicated pedestrian/cycle route access. This ensures that convenient accessibility for the development and the wider community is provided.

3.2 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.

DESIGN APPROACH

- The proposed development provides for a wide variety of house and apartment types including: 3/4 bed semi-detached and detached units, 2/3/4 bed townhouse units and 1/3 bed apartment units.
- Each of these unit types are compliant with the Building Regulations, in particular TGD Part M Access and Use and TGD Part D Materials and Workmanship.
- Houses and apartments have been designed to provide for adaptability as resident requirements change over time. Provisions includes for:
    - Level access or gently sloping (max 1:21) is provided from car parking space to front door
    - The majority of living rooms are located at entrance level
    - Two storey houses are designed to allow for horizontal and vertical extension for the provision of additional space if so required
    - Internal spatial design is such as to provide adequate space for wheelchair turning and all units have an accessible WC.

3.3 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.

DESIGN APPROACH

- Pedestrian and cycle routes throughout the development provide direct connectivity between destination points on desire lines. Particularly important are the connections of this internal network with the dedicated pedestrian/cycle route that runs through the site and connects the northern and southern boundaries
- The majority of pedestrian and cycle routes are provided with a gradient of less than 1:20. Streets and footpaths are DMURS compliant.
- A clear street hierarchy provides a consistent appreciation of place and way finding.
- Node houses and apartments that well address the corners are situated at prominent positions to provide landmark points to assist way finding.
- The entrance doors are easily located with familiar features such as entrance canopies and pop-out front doors.
- Each unit is designed in such a way as to eliminate unnecessary complexity. Typical layout are designed in order to promote easy access to each unit and intuitive navigation within.
- Each apartment with own door access has defined entrances to provide clearly established ingress points.

3.4 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. Maximise "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.

DESIGN APPROACH

- A selection of different coloured surfaces and sections of raised tables have been introduced to the design to clearly identify hazards such as street crossing, the variations will be visual and tactile.
- Variation in materials, architectural expressions and colours assist in providing legibility between the different character areas and the neighbourhoods.
- Clear signage will assist in way finding and be provided in compliance with TGD Part M.

3.5 Tolerance for Error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

Guidelines:

5a. Arrange elements to minimise 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.

DESIGN APPROACH

- Different coloured surfaces and sections of raised tables have been introduced to clearly identify hazards such as street crossing and level changes.
- The streets have been designed in accordance with DMURs to aid in traffic calming and the use of Shared Surfaces increase pedestrian priority within the development.
- Landscaping is used to minimise risk at embankments.

3.6 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. Minimise repetitive actions.

6d. Minimise sustained physical effort.

DESIGN APPROACH

- Pedestrian routes have been designed to minimise gradient and mitigate the requirement of extensive excavation/change of levels.
- Pedestrian routes are provided with a gradient of less than 1:20, where possible, to ease accessibility and to reduce fatigue.
- The majority of units have parking provided within its curtilage or in close proximity to allow for easy access to the unit.
- All duplex apartments are designed with Part M ambulant compliant stairs to minimise sustained physical effort while accessing the units.

3.7 Size and Space 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.

DESIGN APPROACH

- Each unit has been designed in accordance with TGD Part M and allow for easy access and use both internally and externally.
- All open spaces will be provided with public seating in order to appease all users.

4.0 Conclusion

The proposed residential development in Gorey has been designed so that it can be accessed, understood and used by the widest possible extent of people, regardless of their age, size, and disability. This includes buildings, houses, apartments, streets, footpaths, pedestrian routes and open spaces.