

# ARCHITECT'S STATEMENT OF COMPLIANCE WITH PRINCIPLES OF UNIVERSAL DESIGN

## C2 LANDS AT SOUTHGREEN CO. KILDARE- LARGE RESIDENTIAL DEVELOPMENT

**MARCH 2026** / KILDARE COUNTY COUNCIL

M'CORM
ARCHITECTURE
AND URBAN DESIGN

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## 1. BASIS FOR COMPLIANCE WITH PRINCIPLES OF UNIVERSAL DESIGN

This document is prepared to demonstrate that the proposed development is aligned with Kildare County Council Housing Policy HO P7 and HO 016, particularly in the provision of universally designed residential units, as indicated in Kildare County Development Plan (2023-2029) in the following terms:

**Policy**

It is the policy of the Council to:

| | |
|---|---|
| **HO P7** | Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county. |

**Objectives**

It is an objective of the Council to:

| | |
|---|---|
| **HO O15** | a) Require that new residential developments provide for a wide variety of housing types, sizes and tenures.<br>b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.<br>c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.<br>d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design.<br>Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards |

Proposed content in this document includes:

- Proposal of universally designed ground floor own-door apartments and demonstration of compliance according to the requirements outlined in "Building For Everyone - A Universally Designed Approach.

- Proposal of lifetime adaptable houses and demonstration of feasible adaptation to future needs applying Universal Design principles.

- Description of residential mixed that has been designed with regards to Universal Design principles, overlaid with the overall residential variety proposed, which is envisaged to allign with Council's policy HO P7.

Please refer to architect's universal access statement and design statement for complete information on accessible and inclusive architectural and urban design envisaged within this planning application, in addition to response to items a),b) and c).

## 2. DEVELOPMENT OVERVIEW

The design team of this project has, from the outset, sought to achieve maximum accessibility for all end users of the development. As set in HO OB 16 of Kildare County Development Plan, 20% of the residential accommodation proposed, 29no. dwellings, including 1 bed apartments and 2-4-bed houses, incorporate principles of Universal Design, as guided by the document "Building For Everyone - A Universal Design Approach" in their design. Summary of the same is provided below:

| STATEMENT OF COMPLIANCE WITH UNIVERSAL DESIGN | | |
|---|---|---|
| Universal Designed Apartments | | |
| 1 Bed | 2 | Apartment Type H |
| TOTAL UD APARTMENTS | 2 | |
| Universal Designed Houses | | |
| 4 Bed | 1 | House type D2 |
| TOTAL UD HOUSES | 1 | |
| Lifetime Adaptable Houses | | |
| 2 Bed Houses | 6 | House types E1, E |
| 3 Bed Houses | 10 | House type C1 |
| 4 Bed Houses | 11 | House types D, D1 |
| TOTAL ADAPTABLE HOUSES | 27 | |
| | | |
| UD & LIFETIME ADAPTABLE | 30 | |
| | **20.5%** | of residential overall total |

This also applies to the public realm which, in addition to the housing mix proposed, we envisage will be used by residents of the wider area (Kildare Town), with accessible connections provided to the north (Future Amenity Lands) and south (Ring Road) connecting back to Kildare town.

Please refer to Architect's Universal Access statement for additional information in this regard.

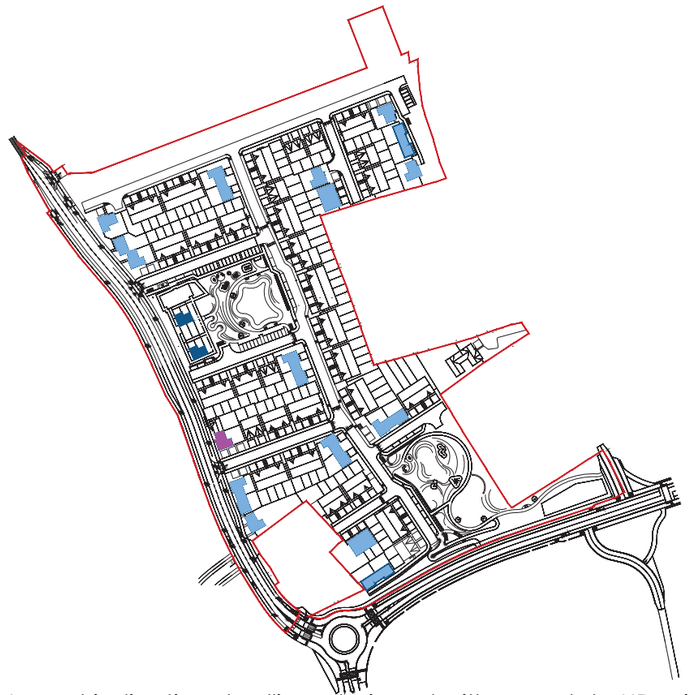
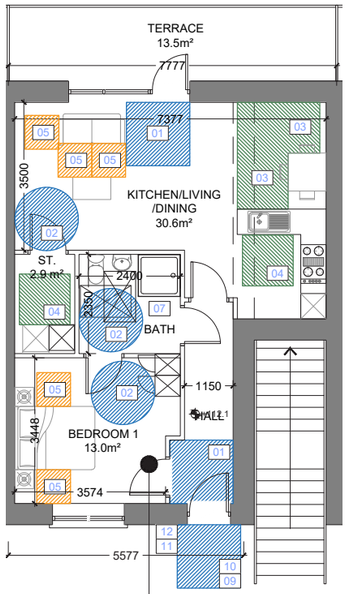
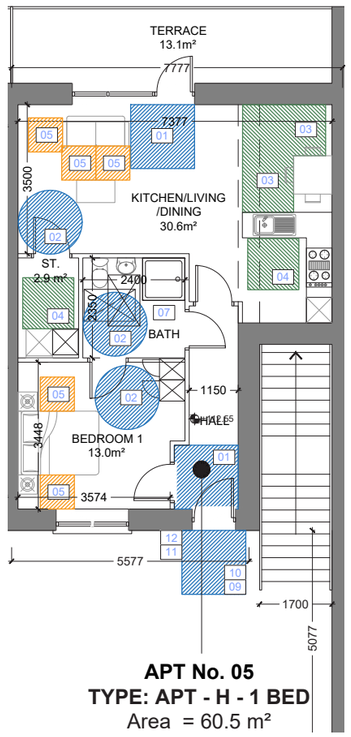


Fig 01 - Site Layout indicating dwellings designed with regards to UD principles




**APT No. 02**
**TYPE: APT - H - 1 BED**
Area = 60.5 m²

**1 BEDROOM OWN-DOOR APARTMENT**
**UNIT TYPE H**
**Block A**




**APT No. 05**
**TYPE: APT - H - 1 BED**
Area = 60.5 m²

**1 BEDROOM OWN-DOOR APARTMENT**
**UNIT TYPE H**
**Block A**

Fig 02 - Submitted plans of universally designed apartments - ground floor apartments type H, N.T.S.

Note: '3 no. Universal Design (UD) units which are required to be considered UD constructed are all allocated as Part V. It is intended to construct to a level of Universal Design Standards as agreed with the local authority.'

## 3. UNIT MIX & ACCESSIBILITY

This scheme seeks to deliver a diverse range of units to attract a variety of tenures. As a result, we have paid due regard to a range of accessibility categories within the scheme. As detailed in the Architect's Universal Access Statement, the development itself is at a minimum in compliance with TGD Part M, with footpaths, parking, and building access points in compliance with principles of universal design guidelines. As mentioned above, the applicant and design team fully acknowledge the policy HO P7 of sustainable residential communities by means of a wide variety housing types, along with the objective HO O16, which requires 20% of dwellings to be universally accessible, according to the guidance established in "Building for Everyone - A Universal Design Approach".

Therefore, the scheme proposes a mix of own-door apartments and houses in which accessibility requirements according to principles of Universal Design have been broadly divided into 2 categories, with the end user of each taken under consideration when designing the internal layouts.

## 4. UNIVERSALLY DESIGNED APARTMENTS

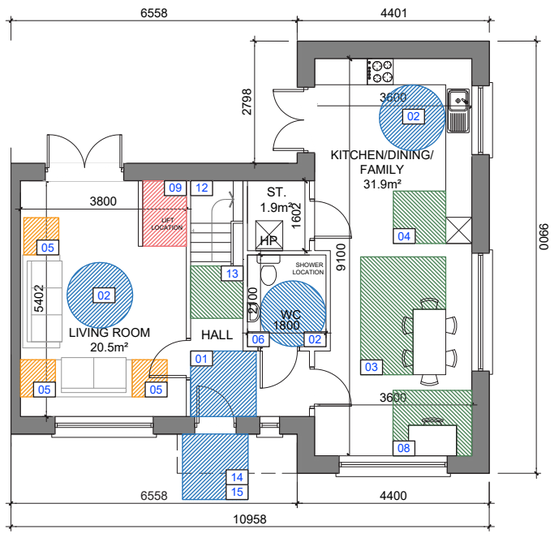
The full range of ground floor own-door apartments proposed is considered as an opportunity for the applicant and design team to deliver universally designed entrance-level units. These apartments are located in Block A and consist of of 1-bed (2-person) units.

**PRINCIPLES OF UNIVERSAL DESIGN FOR APARTMENTS LISTED BELOW:**

General - Door opening Clear width 800
Corridor width minimum 900mm

1. Clear entrance 1500x1500mm and 300mm clear area beside each door on leading edge
2. Clear space for a turning circle of 1500mm
3. At least two consecutive 1200 mm areas around table
4. Provide a clear space in front of laundry machines of at least 1200mm.
5. Provide clear access space of 800mm around furniture
6. Bathroom sized 2100x2700mm minimum sized, including bath/level access shower
7. 400mm transfer space at end of shower / bath
8. Paths to access minimum 900mm wide
9. Entrance provided with weather protection
10. 1500x1500mm clear landing to front of entrance
11. Entrances to have an external light
12. Install doorbells no higher than 1200mm above ground level
13. Soft spot for door to bathroom at accessible bedroom (min. 13sqm in area)

The proposed apartment layout should incorporate further guidance of "Building for Everyone - A Universal Design Approach" at post-planning stages.

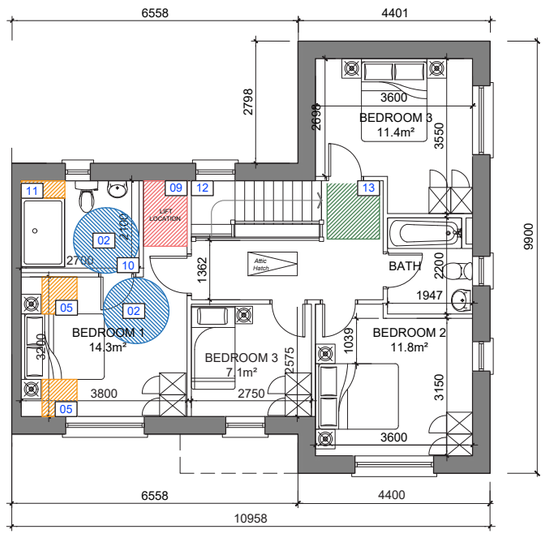



**GROUND FLOOR PLAN**

**House Type D2**

AREA =69.2 m²

O/A: 138.4 m² / 1490 ft²




**FIRST FLOOR PLAN**

**House Type D2**

AREA =69.2 m²

Fig 03 - Submitted plans of universally designed house - Two storey house - type D2 - plot no.31
N.T.S.

Note: '3 no. Universal Design (UD) units which are required to be considered UD constructed are all allocated as Part V. It is intended to construct to a level of Universal Design Standards as agreed with the local authority.'

## 5. UNIVERSALLY DESIGNED HOUSES

Taking cognisance of the housing objectives cited in the new Kildare Development Plan (2023-2029), house type D2 proposed is considered as an opportunity for the applicant and design team to deliver universally designed entrance-level dweling.

The illustrated house type, opposite contribute to achieve the minimum requirement set by KCC (HO O16) of 20% dwellings to be designed according to the requirements of "Building For Everyone, A Universal Design Approach.

General -
Door opening Clear width 800mm
Corridor width minimum 900mm
Living Room width minimum 3800mm
Accessible Bedrooms minimum area 13sqm

1.Clear entrance 1500x1500mm and 300mm clear area beside each door on leading edge

2.Clear space for a turning circle of 1500mm

3.At least two consecutive 1200 mm areas around table

4.Provide a clear space in front of laundry machines of at least 1200mm.

5. Provide clear access space of 800mm around furniture

6. Ground Floor Bathroom to be 1.8x2m to allow for future adaptation

7. Location for Bed at Entrance Level

8. Ground Floor Workspace 1.5mx1.8m

9. Potential location for Lift or stairlift

10. 2.7m x 2.1m bathroom, accessible from double bedroom (min. 13sqm)

11.400mm transfer space at end of shower / bath

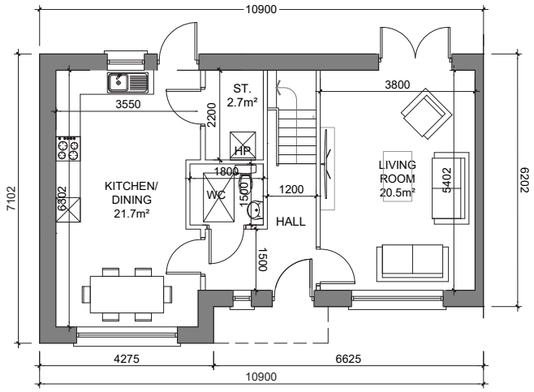
12. Stairs to be minimum 900mm clear width between handrails to allow for future installation of a stair lift and 170mm rise x 300mm going

13.1.2m x 1.2m clear space to be provided at top and bottom of stairs

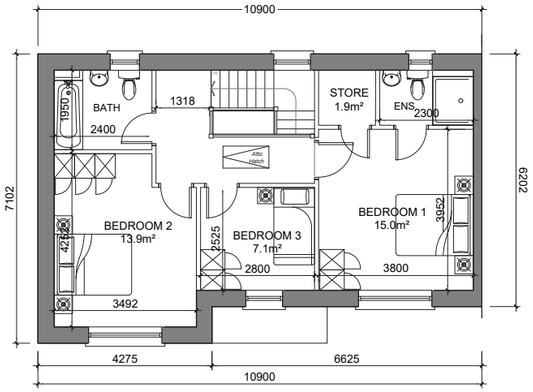
14. 1500x1500mm clear landing to front of entrance

15. Entrance provided with weather protection and external light

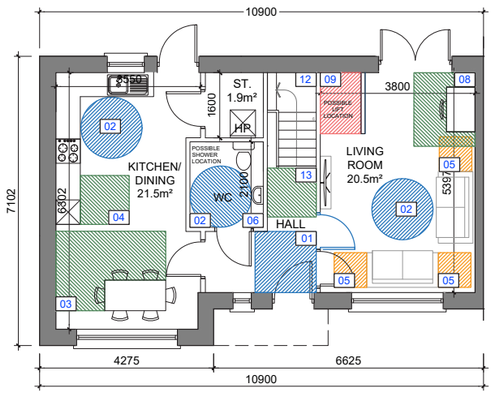
The exemplified house adapted layout should incorporate further guidance and more detailed elements indicated in the document "Building for Everyone - A Universal Design Approach" at post-planning stages.



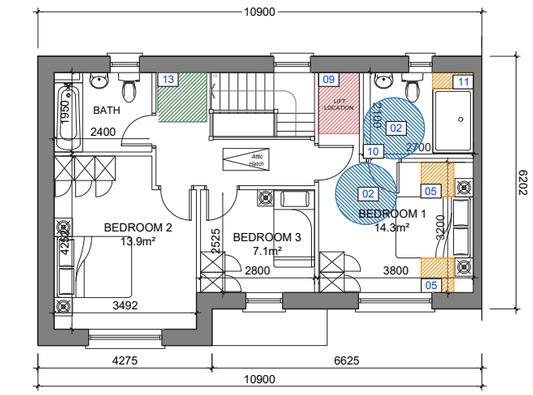

**GROUND FLOOR PLAN**
**House Type C1**
AREA =58.7 m²
OA 117.4m² / 1264 sq.ft




**FIRST FLOOR PLAN**
**House Type C1**
AREA =58.7 m²




**GROUND FLOOR PLAN**
**House Type C1**
AREA =58.7 m²
OA 117.4m² / 1264 sq.ft




**FIRST FLOOR PLAN**
**House Type C1**
AREA =58.7 m²

Fig 04 - Lifetime adaptability of House type C1

## 5. LIFETIME ADAPTABLE HOUSES

Taking cognisance of the housing objectives cited in the new Kildare Development Plan (2023-2029), house types C1, D, D1, E and E1 allow for adaptation as the needs of the end user changes over the lifecycle of the building. The houses as currently proposed are geared towards meeting the needs of a family, but care has been taken to ensure that the layouts are easily adapted and evolve with the requirements of the end user, according to Universal Design principles.

The illustrated house types, opposite and overleaf, contribute to achieve the minimum requirement set by KCC (HO O16) of 20% dwellings to be designed according to the requirements of "Building For Everyone, A Universal Design Approach.

General -
Door opening Clear width 800mm
Corridor width minimum 900mm
Living Room width minimum 3800mm
Accessible Bedrooms minimum area 13sqm

1.Clear entrance 1500x1500mm and 300mm clear area beside each door on leading edge

2.Clear space for a turning circle of 1500mm

3.At least two consecutive 1200 mm areas around table

4.Provide a clear space in front of laundry machines of at least 1200mm.

5. Provide clear access space of 800mm around furniture

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7. Location for Bed at Entrance Level

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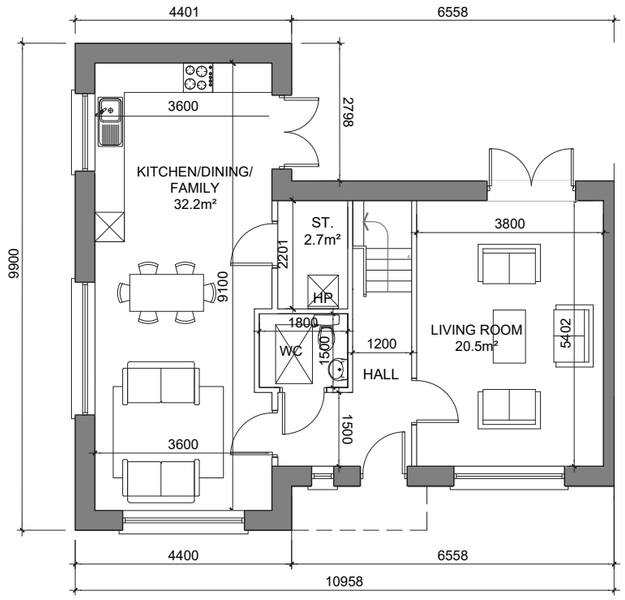
12. Stairs to be minimum 900mm clear width between handrails to allow for future installation of a stair lift and 170mm rise x 300mm going

13.1.2m x 1.2m clear space to be provided at top and bottom of stairs

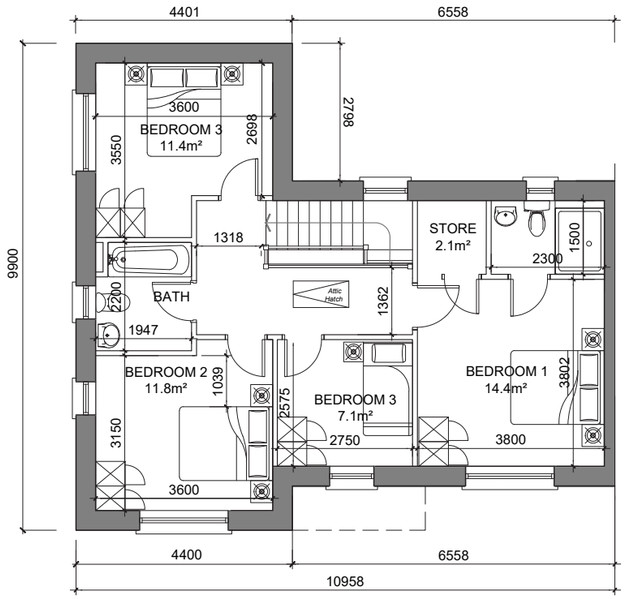
14. 1500x1500mm clear landing to front of entrance

15. Entrance provided with weather protection and external light

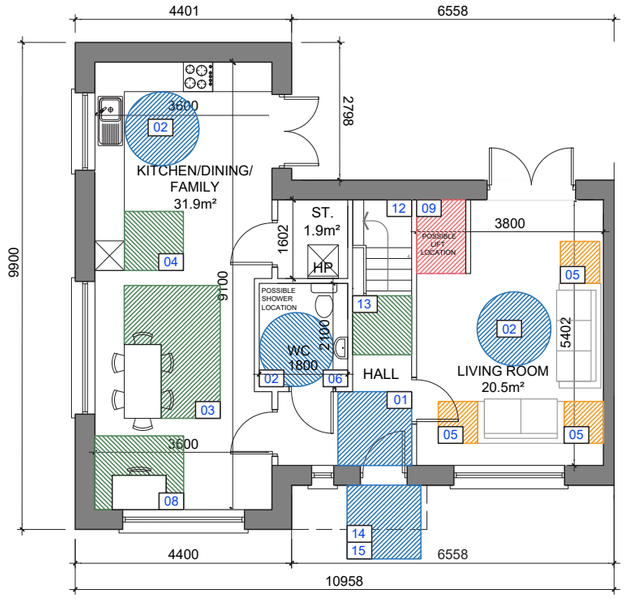
The exemplified house adapted layout should incorporate further guidance and more detailed elements indicated in the document "Building for Everyone - A Universal Design Approach" at post-planning stages.




**GROUND FLOOR PLAN**
**House Type D / D1**
AREA =69.2 m²
O/A: 138.4 m² / 1490 ft²




**FIRST FLOOR PLAN**
**House Type D / D1**
AREA =69.2 m²



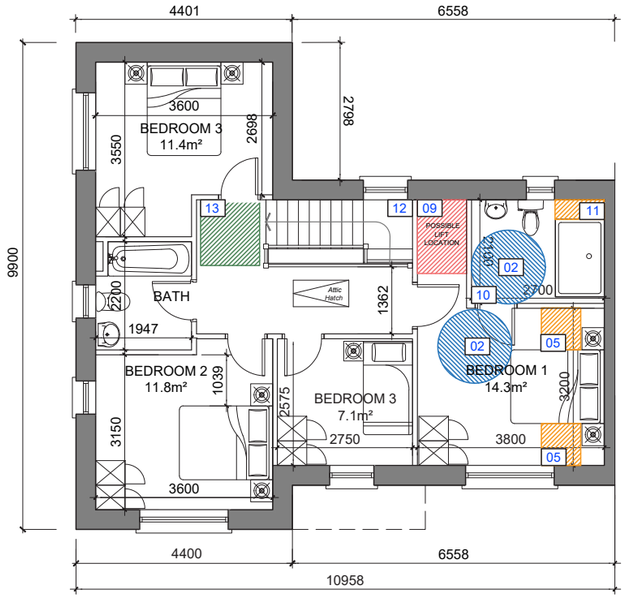




Fig 05 - Lifetime adaptability of House types D-D1

General -
Door opening Clear width 800mm
Corridor width minimum 900mm
Living Room width minimum 3800mm
Accessible Bedrooms minimum area 13sqm

1.Clear entrance 1500x1500mm and 300mm clear area beside each door on leading edge

2.Clear space for a turning circle of 1500mm

3.At least two consecutive 1200 mm areas around table

4.Provide a clear space in front of laundry machines of at least 1200mm.

5. Provide clear access space of 800mm around furniture

6. Ground Floor Bathroom to be 1.8x2m to allow for future adaptation

7. Location for Bed at Entrance Level

8. Ground Floor Workspace 1.5mx1.8m

9. Potential location for Lift or stairlift

10. 2.7m x 2.1m bathroom, accessible from double bedroom (min. 13sqm)

11.400mm transfer space at end of shower / bath

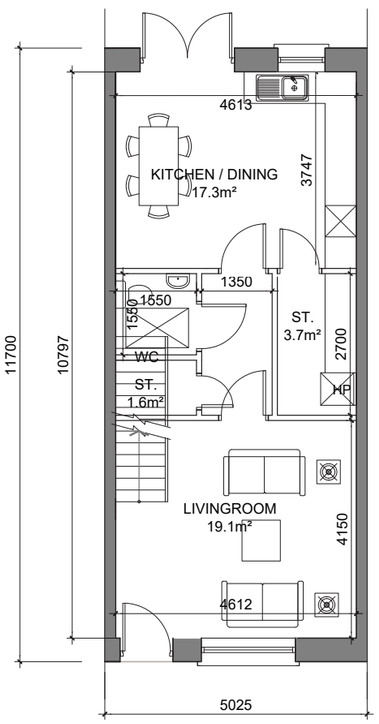
12. Stairs to be minimum 900mm clear width between handrails to allow for future installation of a stair lift and 170mm rise x 300mm going

13.1.2m x 1.2m clear space to be provided at top and bottom of stairs

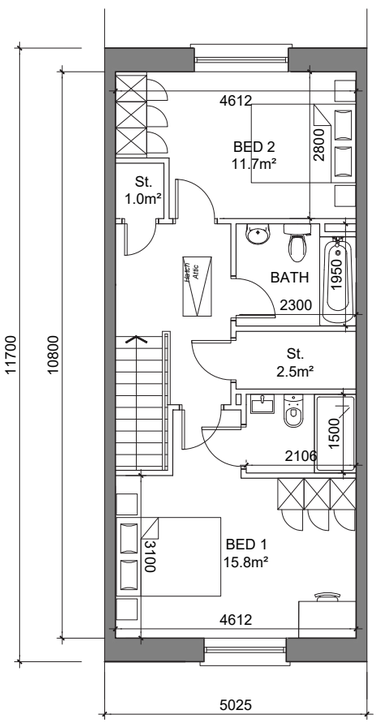
14. 1500x1500mm clear landing to front of entrance

15. Entrance provided with weather protection and external light

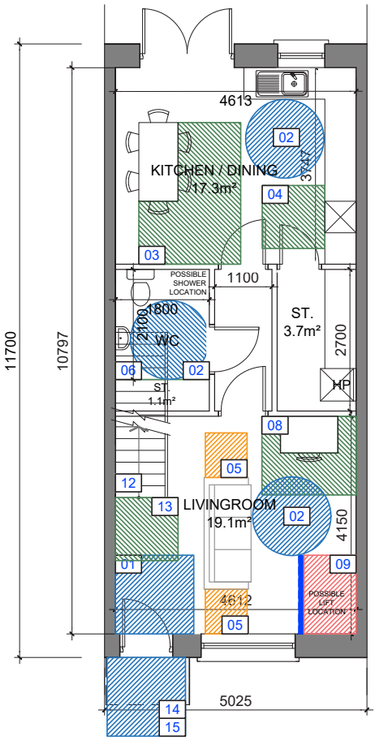
The exemplified house adapted layout should incorporate further guidance and more detailed elements indicated in the document “Building for Everyone - A Universal Design Approach” at post-planning stages.



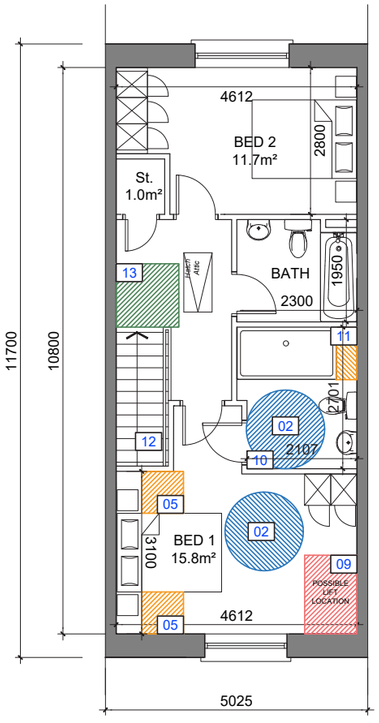

**GROUND FLOOR PLAN**
**HOUSE TYPE E / E1**
AREA =49.8 m²
**O/A:** 99.6 m² / 1072 ft²




**FIRST FLOOR PLAN**
**HOUSE TYPE E1**
AREA =49.8 m²




**GROUND FLOOR PLAN**
**HOUSE TYPE E / E1**
AREA =49.8 m²
**O/A:** 99.6 m² / 1072 ft²




**FIRST FLOOR PLAN**
**HOUSE TYPE E1**
AREA =49.8 m²

Fig 05 - Lifetime adaptability of House types E-E1

General -
Door opening Clear width 800mm
Corridor width minimum 900mm
Living Room width minimum 3800mm
Accessible Bedrooms minimum area 13sqm

1.Clear entrance 1500x1500mm and 300mm clear area beside each door on leading edge

2.Clear space for a turning circle of 1500mm

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14. 1500x1500mm clear landing to front of entrance

15. Entrance provided with weather protection and external light

The exemplified house adapted layout should incorporate further guidance and more detailed elements indicated in the document "Building for Everyone - A Universal Design Approach" at post-planning stages.