

STATEMENT OF COMPLIANCE WITH THE PRINCIPLES OF UNIVERSAL DESIGN

Ballincollig Apartments - Residential Development

Old Fort Road, Ballincollig, Co. Cork



Prepared for O'Flynn Construction Co. Unlimited Company

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1.0 STATEMENT ON COMPLIANCE WITH THE PRINCIPLES OF UNIVERSAL DESIGN

This document is intended to demonstrate how the **proposed development complies with the principles of Universal Design, as outlined by the criteria below.**

The layout has been designed to enable easy access by all and fully comply with Part M of the Building Regulations. Building for Everyone: A Universal Design Approach has been used as a guideline for both external and internal environment design.

1. External Environment.

- Provision made for Universal Access parking.
- Universal Access compliant footpaths and ramps.
- Tactile paving surfaces.

2. Entrances and Horizontal Circulation.

- Entrance lobbies sized to allow for a wheelchair turning circle.
- Corridors wide enough to accommodate wheelchair users.
- Doors and ironmongery are compliant with access requirements.

3. Vertical circulation.

- Lift provision.
- Handrails on both sides of circulation stairs.
- Refuge space in all stair cores.

4. Internal Environment.

- All public spaces well lit.
- Proposed visual colour contrast in public areas.
- Proper signage in public spaces.

5. Sanitary Facilities.

- Bathroom spaces meets Universal Access requirements.
- Proper lighting in sanitary facilities

6. Facilities.

- Communal Amenity Spaces will have sanitary facilities provided for wheelchair users.
- Heights of window sills meets the requirements of the wheelchair user.

7. Building Types

- Entrances are designed to be clearly identified by contrasting material colours/finishes.
- Approach is compliant with regulations with regard to Universal Access.

8. Building Management.

- Maintenance Room located on site.
- Entrance Lobbies as a point of reference for notifications & building information.
- **Evacuation plans set by the management of the building**

