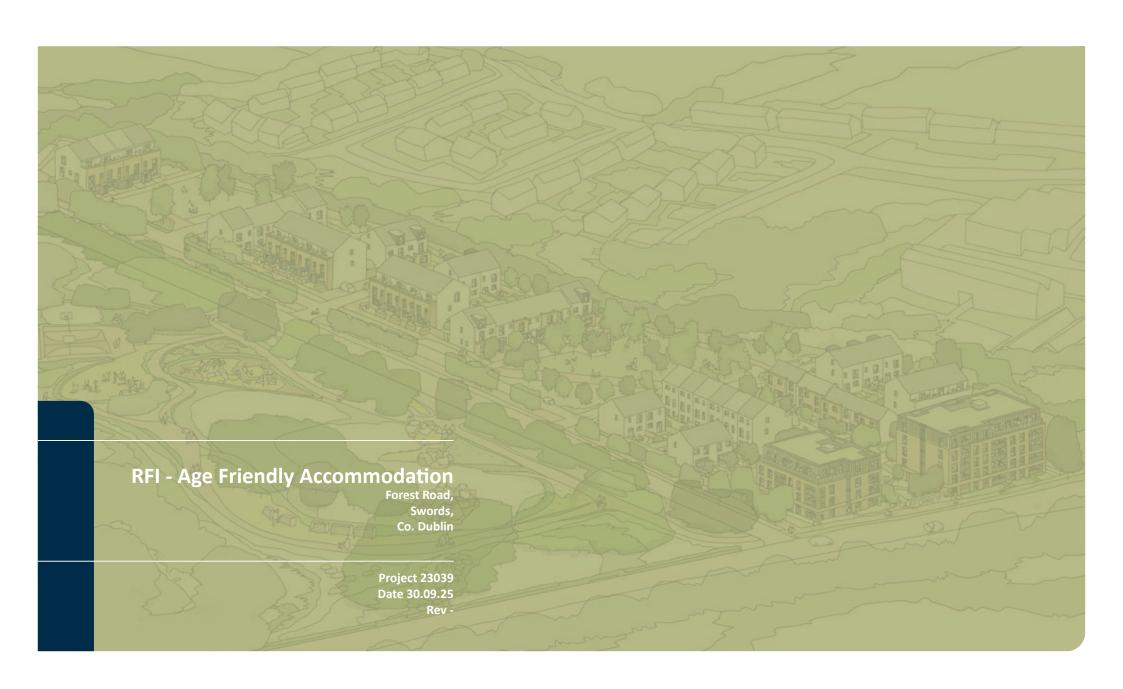
Crawford Architecture



Contents

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- 2. Age Friendly Design Principles
- 3. Age Friendly Units
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1. RFI Item 3a and 3c

- 3. The applicant is required to submit further information to address the following:
- a) A map to clarify which units are designated as Accessible and Age Friendly, to comply with Objective SPQHO22 Accessible Housing and Objective DMSO37 Age Friendly Housing of the Fingal Development Plan 2023 2029.
- c) Please provide floor plans of the units designated as Age Friendly demonstrating compliance with Fingal's publication "10 Ways to Create Adaptable and Age-Friendly Homes" (March 2019), and other relevant best practice guidelines.

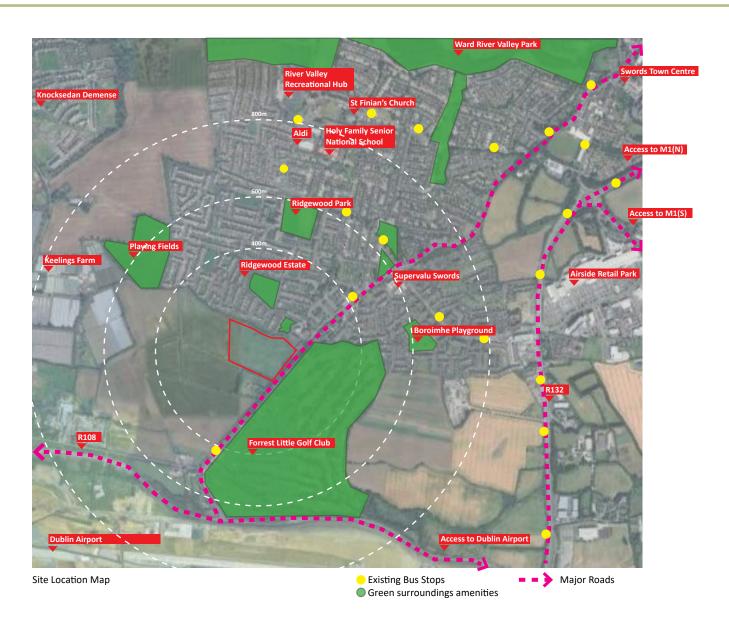
Response

This booklet outlines which units are Age Friendly units, in line with Objective DMSO37 - Age Friendly Development Management Standards, Fingal Development Plan 2023-2029 and compliance with "10 Ways to Create Adaptable and Age-Friendly Homes" (March 2019).

Fingal County Council requested 10% of units be delivered as Age Friendly Units, equating to 11 units.

11 units in apartment Block A which are being offered as Part V units are Age Friendly and follow UD principles.

The layouts in Section 3 illustrate the large, flexible rooms with ample unobstructed space to access all areas for everyone with ease of movement throughout.



2. Age Friendly Design Principles

Extract from "10 Ways to Create Adaptable and Age-Friendly Homes" (March 2019):

There are 10 important features to a universal designed home that if incorporated into the design of a new house or apartment will greatly enhance the product being offered to new and existing residents.

These are:

01. Provide level access at front and rear of house and include wider external and internal doors.

The apartment buildings are well ordered with logical clear layouts, the cores entrances are located at the centre of the plans at ground floor which are naturally lit and generously sized to allow for any mobility aids that may be required.

The apartment entrances are easily recognizable, incorporating signage and canopies to enable residents and visitors to easily identify them.

Approach routes to all apartment entrances are accessible with a level or gentle gradient, with an unobstructed clearance of 1.8m x 1.8m at each entrance.

Internally, the apartment blocks are level access throughout, with lift access provided to all levels. Common area corridors are over 1400mm wide with 1800mm turning circles at ends or corridors. Corridor doors achieve 900mm clear opening. Internal doors within the apartments have a clear opening of

800mm or 850mm as per UD design guidelines.

All proposed apartments have a balcony or terrace connected to the living area, with level access thresholds in compliance with Part M, which will facilitate ease of use.

02. Provide capped electrical points for future installation of a stair lift installation, front door illumination, adjacent to internal doors, above and beside window heads and at skirting level (for future automatic devices such as assisted door openings, ceiling hoists and automatic curtain/blind opening).

The layouts for Age Friendly units illustrated in Section 3 show capped electrical points for future installation of assistive technology.

03. Insert sockets at the top and bottom of stairs, for future stair lift and include two-way or three-way switching. In addition, ensure sockets and switching (and window sills) are further than 500mm from an internal corner and are at levels that are within easy reach and view for everyone should be allowed.

No stairs are present in the AF single storey apartment types, which negates the requirements for a future stair lift.

A passenger lift is provided in the communal area which provides access to all levels.

04. Provide a minimum of CAT 5 Cabling and ducting to every room.

CAT 5 cabling and ducting is provided to every room, allowing for the provision of enhanced technological assistance in the future.

05. Consider easy control and use of systems and the capability to integrate smart technology, energy efficiency and security systems or assistive technology.

Heating systems will be low maintenance and reliable with simple instructions and accessible controls to enable older residents to operate them.

The apartment circulation cores and hallways are naturally lit which will reduce the reliance on artificial lighting which will reduce energy consumption.

The design of the proposed site layout allows for passive surveillance and clear delineation between public and communal open areas providing a safe environment for residents.

The inclusion of secure communal open space for all apartment buildings facilitates interaction between residents creating a safe environment and a sense of community.

A modern access control solution will be applied to all apartment core entrance doors which will be maintained by a management company to ensure all security features are functioning.

The Age Friendly layouts illustrated in Section 3 show capped electrical points for future installation of assisted living security alarm system.

06. In the entry level toilet, ensure that it is sufficient for the future installation of a level access walk-in shower including walls of adequate wall strength to take future fittings such as handrails and a shower seat. Below floor drainage, level access, moisture resistant plasterboard and light fittings and tanking of floor and walls up to a height of 2000mm will also be necessary.

The main bathroom is on the entry level as the Age Friendly units are single storey apartments.

Type A (1 bed units) have a walk-in shower room designed to UD principles and dimensions.

Type B (2 bed units) have an walk-in shower ensuite designed to UD principles, and a main bathroom with a bath, which has the potential to be converted into a UD compliant walk-in shower room.

07. Locate the main bathroom immediately adjacent to the main bedroom with a "soft spot" for future installation of a door between them. Ensure that provision is made for future adaptation to a shower room including the features listed for the entry level toilet.

Type A (1 bed units) have a shower room with walkin shower designed to UD principles adjacent to the bedroom and including a soft spot.

Type B (2 bed units) have an walk-in shower ensuite designed to UD principles, and a main bathroom with a bath, which has the potential to be converted into a UD compliant walk-in shower room.

See layout of apartments types in Section 3 showing bathrooms and ensuites.

08. In the main bedroom, located beside the bathroom, provide "hard spots" in the ceiling for future hoist installation and a "soft spot" in the wall for a future door to create an ensuite.

The apartment buildings are designed with concrete floor slabs which can facilitate future hoist installation.

09. Ensure that all fixtures and fittings are age friendly such as lever door handles and lever taps.

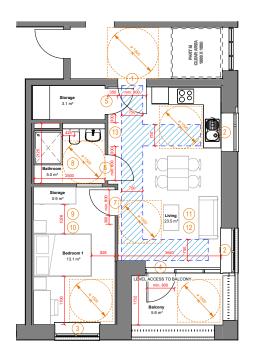
The layouts indicated in section 3.0 are open plan, which means that there would be no fire doors with automatic closing devices which can be challenging for older residents.

Any detail design would need to focus on ensuring that all fixtures and fittings such as lever door handles and lever taps are Age Friendly and easy to use and that heating controls panels are positioned in an accessible location and easy to operate.

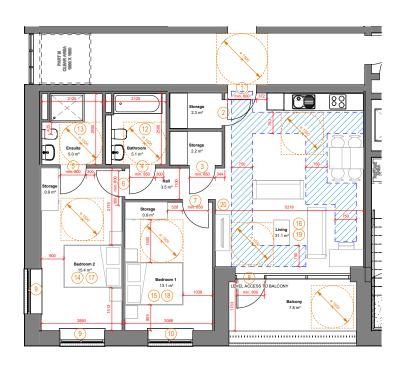
10. Provide a beam at ceiling level ground floor as part of the rear wall to allow for future extension in exceptional cases where design layouts cannot incorporate a future downstairs walk-in shower and/or a future room for conversion to bedroom.

Layouts have incorporated walk-in showers at the outset and have bedrooms at the entry level, therefore the beam is not applicable.

3. Age Friendly Units



Block A - Type A Floor Plan - UD
1:50



2 Block A - Type B Floor Plan - UD

3. Automatic curtain/blind opening
4. Automatic door opening
5. Automatic door opening
6. Automatic door opening
7. Automatic door opening
7. Automatic door opening
8. Ceiling Hoist
9. Ceiling Hoist
10. Ceiling Hoist
11. Cat 5
12. Cat 5
13. Assisted living security call system

Type B1
1. Automatic door opening
2. Automatic door opening
3. Automatic door opening
4. Automatic door opening
5. Automatic door opening
6. Automatic door opening
7. Automatic door opening
8. Automatic door opening
9. Automatic door opening
9. Automatic door opening
9. Automatic door opening
9. Automatic curtain/blind opening
10. Automatic curtain/blind opening
11. Automatic curtain/blind opening

20. Assisted living security call system

11. Automatic curl
12. Ceiling Hoist
13. Ceiling Hoist
14. Ceiling Hoist
15. Ceiling Hoist
16. Ceiling Hoist
17. Cat 5
18. Cat 5
19. Cat 5

Type A 1. Automatic door opening
2. Automatic curtain/blind opening

Total number of units = 108 10% Age Friendly Units Required = 11

Proposed Locations:

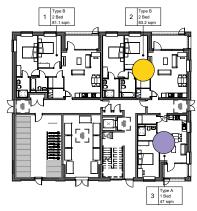
Block A

Type A = 3 units

Type B = 8 units

Total 11 units

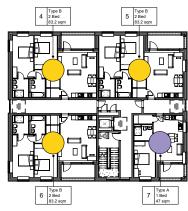
4. Age Friendly Unit Locations



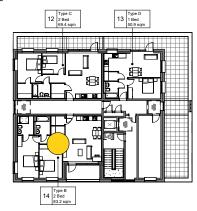
 $2_{\frac{\text{Apartment Block A Ground Floor - Age Friendly}}{1:200}}$



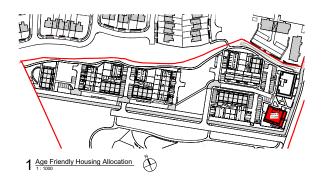
4 Apartment Block A Second Floor - Age Friendly 1:200



 $_{\frac{1:200}{1:200}} \underline{\text{Apartment Block A First Floor - Age Friendly}}$



 $5_{\frac{Apartment\ Block\ A\ Third\ Floor\ -\ Age\ Friendly}{1:200}}$



Proposed location of Age Friendly Units:

- Adapted Apartment Type A
 Adapted Apartment Type B
 - Total = 11