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Proposed Residential Development

at

The Spine Site, Darndale

on behalf of

Respond

Housing Association

Part 8 Planning Application

Universal Design Statement

July 2026

Universal Design Statement for proposed development at Darndale.

Introduction

On behalf of Respond Housing, Paul Keogh Architects has prepared the following Universal Design Statement as part of the Part 8 Planning Application for the proposed residential development at Spine Site at Darndale, Dublin 17.

It is an objective of all PKA housing projects to incorporate lifetime housing principles into their dwelling design, and wherever possible, to go above and beyond Part M compliance to provide UD and UD+ units. As such, PKA's proposed design for the Spine Site provides 46 no. UD/UD+ units (26 no. UD and 20 no. UD+) in the 3-storey apartment block to the west of the site.

This Universal Design Statement outlines the compliance of these units with UD principles to provide dwellings that are accessible to a wide variety of users, including older and disabled persons, and can adapt to residents' changing needs to allow them to continue living comfortably in their homes well into the future.

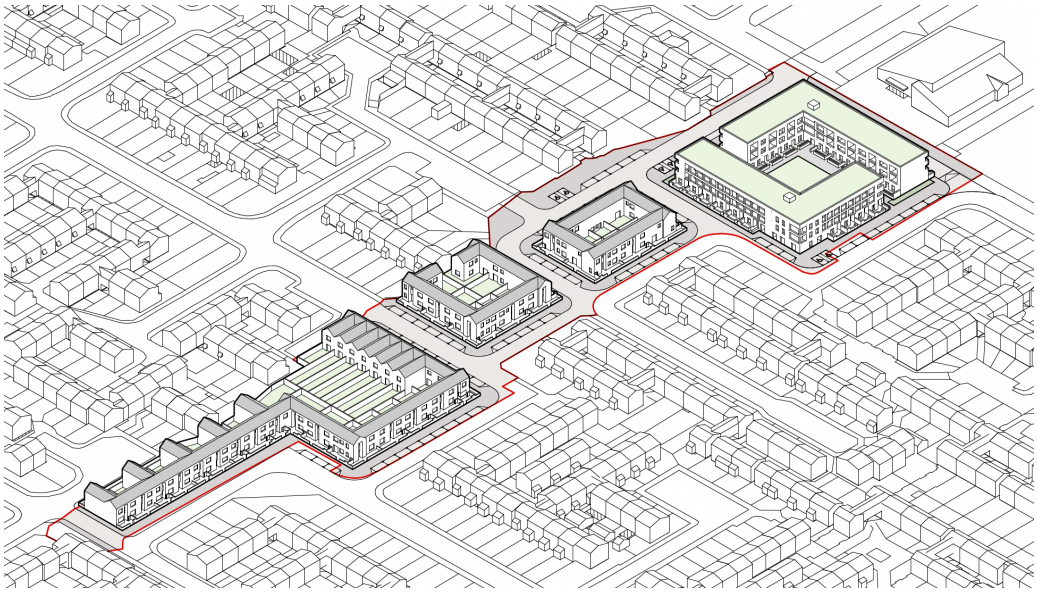


Figure 1: 3D View of PKA proposal for 84 no. units.

Summary of Proposal

This residential development seeks to redevelop the existing neglected open green space of the Spine Site at Darndale, Dublin 17, and provide 84 no. new dwellings. The 1.488 ha greenfield site is currently zoned in DCC's Development Plan as Z1: Sustainable Residential Neighbourhoods. The layout comprises four urban blocks; a three-storey apartment block (50 no. units) adjacent to the church and school to the

west of the site, and three blocks of two-storey terraced housing (34 no. units) ranging eastwards across the site towards Buttercup Avenue.

The apartment block comprises a three-storey structure surrounding a gated, landscaped courtyard. In two L-shaped arrangements, it has own-door units at street level and deck-access apartments above which are accessed from two lift / stair cores in the south-west and north-east corners of the block respectively. A community hub is provided on the ground floor at the northwest tip of the apartment block, facing existing community facilities such as the church and community centre. This community facility provides a separate kitchen and large dining room, a co-working space, and W.C. facilities.

Scheme Design

Policy & Guidance

The proposed development of the Spine Site aims to deliver high-quality housing for the Darndale area, providing comfortable and adaptable homes for a wide variety of residents, from young families to older persons. The apartment block has been designed with accessibility and adaptability in mind, with the units incorporating Universal Design principles insofar as is practicable. This approach ensures the apartments can accommodate a wide range of occupants, including older persons, while providing flexible homes that can respond to changing needs over time.

In designing the proposal to meet the needs of all users, the units have been designed in accordance with the *Dublin City Development Plan (2022-2028),* the DHLGH's *Design Manual for Quality Housing (2022)*, the Building Regulations' *Technical Guidance Document Part M (2022)*, as well as the relevant requirements of the NDA's *Building for Everyone: A Universal Design Approach (2013)* and *Universal Design Guidelines for Homes in Ireland (2015).*

The NDA's *Universal Design Guidelines for Homes in Ireland (2015)* highlights the elements for consideration in the design of a UD and UD+ home in four sections:

1. Home Location & Approach
2. Entering and Moving About The Home
3. Spaces For Living
4. Elements and Systems

For the Part 8 Planning Application, this Universal Design Statement focuses on access into the units and their internal layouts. Other factors such as lighting and fit-out will be addressed at the detail design stage.

All UD and UD+ apartments have been designed and cross-checked with the NDA's *Internal Layout Checklist for Universal Design Homes* to ensure they are complaint with Universal Design Guidelines for internal layouts.

Unit Breakdown

The proposed scheme comprises 84 no. units in the following configuration:

	Houses – 34 no. total	**Apartments – 50 no. total**
One-bed	N/A	45no. units (21 no. UD, 20 no. UD+)
Two-bed	14 no. units	5no. units (5 no. UD)
Three-bed	19 no. units	N/A
Four-bed	1 no. unit	N/A

The apartment block comprises a total of 50 units, including: 18 no. ground-floor units (17 no. unit type 'A' – 53 sq.m; 1 no. unit type 'D' – 80 sq.m) and 32 no. upper floor units split equally over two storeys (16 no. unit type 'B' – 59 sq.m; 4 no. unit type 'E' – 55 sq.m; 4 no. unit type 'F' - 55 sq.m; 4 no. unit type 'G' - 75 sq.m).

All 50 no. apartment units exceed the minimum floor areas outlined in the DCC Development Plan's apartment standards, with 45 units exceeding this by over 10% (90% of total units). 41 no. of these oversized units have been designed internally to meet, and wherever possible exceed, the minimum space and circulation requirements for accessible use and future adaptability in accordance with the NDA's Universal Design Guidelines (UD and UD+) for fully accessible units. This aligns with DCC policy that, "50% of the apartments that are in excess of the minimum sizes should be designed in accordance with the guidance set out in Universal Design Guidelines for Homes in Ireland 2015 to ensure that they are suitable for older people, mobility impaired people, people living with dementia and people with disabilities." *(Dublin City Development Plan (2022-2028), Section 15.9.2)*

5 no. 2-bedroom, 3 person apartments have been provided to facilitate accommodation of care assistants. This provision does not exceed the maximum 10% of the overall unit mix allowable in the DCC Development Plan's apartment standards. All of the 2 bedroom apartments are designed to UD standards despite their increased floor areas being under the 10% threshold to class them as oversized. This provides a total of 46 no. UD/UD+ apartments (26 no. UD and 20 no. UD+) in the apartment block, equating to 92% of the total apartment provision.

Approach and Private Amenity Space

All 46 no. UD/UD+ units accommodated in the three-storey apartment block are entered either at ground floor level via own-door access, or via covered deck access on the upper floors which are serviced by Part M compliant lifts and stairs.

All paths surrounding the apartments at ground floor are a minimum of 2000mm wide, and the ground floor apartments have railed and planted privacy strips to the public-facing front entrances with a 1475mm wide approach to a recessed front door with minimum clear opening width of 850mm. The upper floor decks are minimum 1600mm wide and all unit entrances are 1450 – 1650mm wide to allow sufficient turning space for wheelchair users. Entrances to all units shall be level access, without steps.

Ground floor units have private rear patios to the shared internal courtyard, with enclosed external stores which can be used to store bikes or mobility scooters. The rear patios are minimum 1930mm deep with 1600mm wide access onto the shared courtyard. The upper floor apartments are provided with 6.2 sq.m. private external balconies that are 2150mm in depth, exceeding the 1500mm minimum target in the NDA's UD Guidelines.

UD/UD+ Unit Layouts

The layouts appended to this report outline compliance of the UD and UD+ apartment units with the minimum space standards as set out in the *Design Manual for Quality Housing* (Dept. of Housing, Local Government and Heritage) and the *Dublin City Development Plan 2022-2028* (Dublin City Council). They also highlight elements of their design that comply with the NDA's *Internal Layout Checklist for Universal Design Homes* such as 1500mm/1800mm turning circles, 1050mm/1200mm corridor widths, and clearance requirements around furniture and along access routes.

Conclusions

Summary

In line with the relevant policy and guidance documents, the dwelling design of proposed residential development on the Spine Site, Darndale, incorporates lifetime housing principles to provide homes that are accessible to a wide variety of users and allow for adaptability in their internal layouts to address resident's changing needs.

The attached apartment layouts go above and beyond Part M compliance and are aligned with the internal space requirements outlined in the NDA's *Universal Design Guidelines for Homes in Ireland (2015)* to provide a total of 26 no. UD and 20 no. UD+ compliant dwellings in the proposed design for the Spine Site.

Appendix A

PKA Apartment Unit Plans:

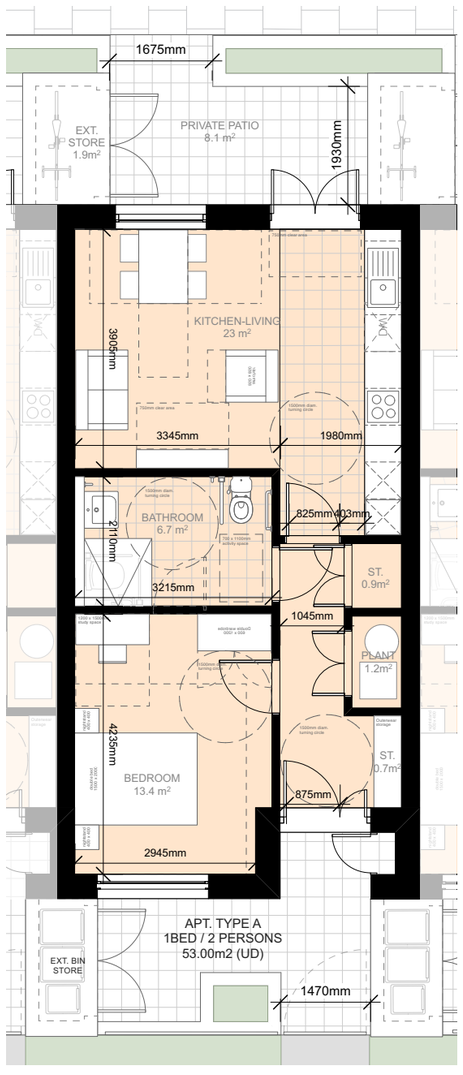
- 2330-PA-022-PROPOSED UNIT PLANS-APARTMENT UNITS TYPE A & D
- 2330-PA-023-PROPOSED UNIT PLANS-APARTMENT UNITS TYPE B, C & E
- 2330-PA-022-PROPOSED UNIT PLANS-APARTMENT UNITS TYPE F & G

DWELLING TYPE	NO. OF UNITS	UD / UD+	AGGREGATE LIVING AREA	BEDROOM 1 AREA	BEDROOM 2 AREA	BEDROOM 3 AREA	AGGREGATE BEDROOM AREA	PRIVATE AMENITY SPACE	AGGREGATE STORAGE	GROSS INTERNAL AREA
Unit Type A: 1 BED/2P APT.	17 NO.	UD	**23 m²**	**13.4 m²**	**-**	**-**	**13.4 m²**	**8.1 m²**	**3.5 m²**	**53 m²**
DHLGH / DCC TARGETS			23 m²	11.4 m²	-	-	11.4 m²	5 m²	3 m²	45 m²
Unit Type D: 2 BED/3P APT.	1 NO.	UD	**33.7m²**	**13.1 m²**	**10.3 m²**	**-**	**23.4 m²**	**15.2 m²**	**6.1 m²**	**80 m²**
DHLGH / DCC TARGETS			28 m²	11.4 m²	7.1 m²	-	20.1 m²	7 m²	6 m²	73 m²

APARTMENT BLOCK MIX

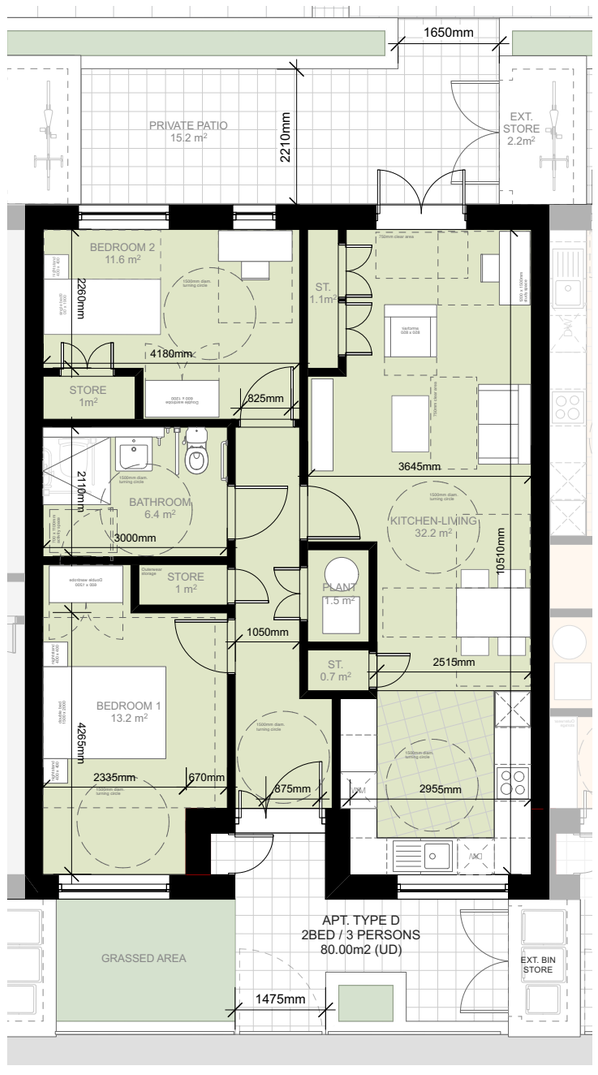
UNIT TYPE A: 1-BED 2P-UNIT (53 sq.m)	17no.
UNIT TYPE B: 1-BED 2P-UNIT (59 sq.m)	16no.
UNIT TYPE C: 1-BED 2P-UNIT (66 sq.m)	4no.
UNIT TYPE D: 2-BED 3P-UNIT (80 sq.m)	1no.
UNIT TYPE E: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE F: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE G: 2-BED 3P-UNIT (73 sq.m)	4no.
COMMUNITY FACILITY (86 sq.m)	

TOTAL SITE AREA: 14887 sq.m / 1.4887 ha
TOTAL APARTMENT UNITS PROVIDED: 50no. UNITS
COMMUNAL OPEN SPACE: 337 sq.m
CAR PARKING SPACES PROVIDED: 28
BICYCLE SPACES PROVIDED: 95 (76 IN COMMUNAL BIKE STORES, 19 IN PRIVATE UNITS' EXT. STORES)



1 PA-022 **APARTMENT UNIT TYPE A - FLOOR PLAN**

SCALE 1:100 (A3) / 1:50 (A1)



2 PA-022 **APARTMENT UNIT TYPE D - FLOOR PLAN**

SCALE 1:100 (A3) / 1:50 (A1)

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DRAWING: PROPOSED UNIT PLANS - APARTMENT UNITS TYPE A & D
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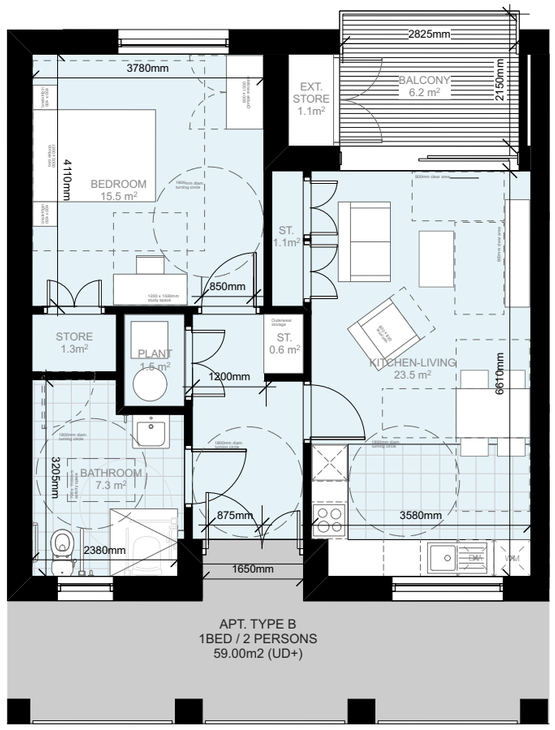
DWELLING TYPE	NO. OF UNITS	UD / UD+	AGGREGATE LIVING AREA	BEDROOM 1 AREA	BEDROOM 2 AREA	BEDROOM 3 AREA	AGGREGATE BEDROOM AREA	PRIVATE AMENITY SPACE	AGGREGATE STORAGE	GROSS INTERNAL AREA
Unit Type B: 1 BED/2P APT.	16 NO.	UD+	**23.5 m²**	**15.5 m²**	**-**	**-**	**15.5 m²**	**6.2 m²**	**4.3 m²**	**59 m²**
Unit Type C: 1 BED/2P APT.	4 NO.	UD+	**26 m²**	**16 m²**	**-**	**-**	**16 m²**	**6.2 m²**	**5.5 m²**	**66 m²**
Unit Type E: 1 BED/2P APT.	4 NO.	N/A	**23 m²**	**12.3 m²**	-	**-**	**12.3 m²**	**6.2 m²**	**3.1 m²**	**55 m²**
DHLGH / DCC TARGETS			23 m²	11.4 m²	-	-	11.4 m²	5 m²	3 m²	45 m²

APARTMENT BLOCK MIX

UNIT TYPE A: 1-BED 2P-UNIT (53 sq.m)	17no.
UNIT TYPE B: 1-BED 2P-UNIT (59 sq.m)	16no.
UNIT TYPE C: 1-BED 2P-UNIT (66 sq.m)	4no.
UNIT TYPE D: 2-BED 3P-UNIT (80 sq.m)	1no.
UNIT TYPE E: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE F: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE G: 2-BED 3P-UNIT (73 sq.m)	4no.
COMMUNITY FACILITY (86 sq.m)	

TOTAL SITE AREA: 14887 sq.m / 1.4887 ha
TOTAL APARTMENT UNITS PROVIDED: 50no. UNITS
COMMUNAL OPEN SPACE: 337 sq.m
CAR PARKING SPACES PROVIDED: 28
BICYCLE SPACES PROVIDED: 95 (76 IN COMMUNAL BIKE STORES, 19 IN PRIVATE UNITS' EXT. STORES)



1 PA-023 **APARTMENT UNIT TYPE B - FLOOR PLAN**
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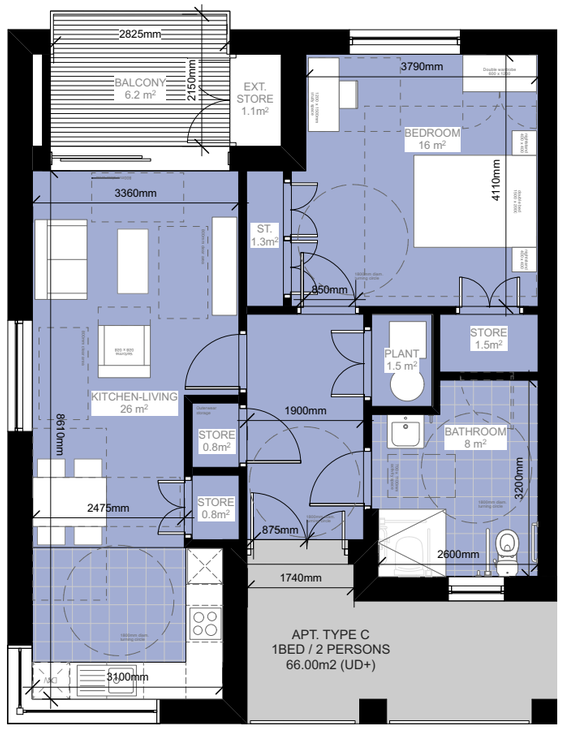

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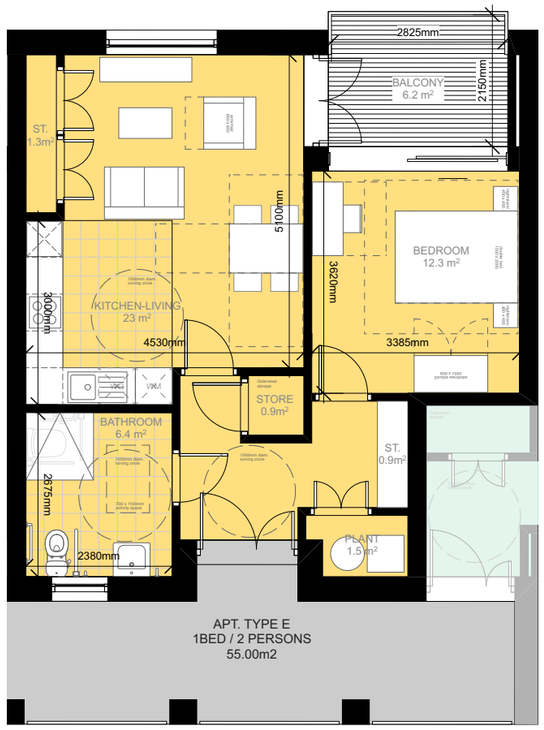

3 PA-023 **APARTMENT UNIT TYPE E - FLOOR PLAN**
SCALE 1:100 (A3) / 1:50 (A1)

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DWELLING TYPE	NO. OF UNITS	UD / UD+	AGGREGATE LIVING AREA	BEDROOM 1 AREA	BEDROOM 2 AREA	BEDROOM 3 AREA	AGGREGATE BEDROOM AREA	PRIVATE AMENITY SPACE	AGGREGATE STORAGE	GROSS INTERNAL AREA
Unit Type F: 1 BED/2P APT.	4 NO.	UD	**23.9 m²**	**13 m²**	**-**	**-**	**13 m²**	**6.2 m²**	**3 m²**	**55 m²**
DHLGH / DCC TARGETS			23 m²	11.4 m²	-	-	11.4 m²	5 m²	3 m²	45 m²
Unit Type G: 2 BED/3P APT.	4 NO.	UD	**28.3 m²**	**13.1 m²**	**8.2 m²**	**-**	**21.3 m²**	**7.6 m²**	**6.8 m²**	**75 m²**
DHLGH / DCC TARGETS			28 m²	11.4 m²	7.1 m²	-	20.1 m²	7 m²	6 m²	73 m²

APARTMENT BLOCK MIX

UNIT TYPE A: 1-BED 2P-UNIT (53 sq.m)	17no.
UNIT TYPE B: 1-BED 2P-UNIT (59 sq.m)	16no.
UNIT TYPE C: 1-BED 2P-UNIT (66 sq.m)	4no.
UNIT TYPE D: 2-BED 3P-UNIT (80 sq.m)	1no.
UNIT TYPE E: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE F: 1-BED 2P-UNIT (55 sq.m)	4no.
UNIT TYPE G: 2-BED 3P-UNIT (73 sq.m)	4no.
COMMUNITY FACILITY (86 sq.m)	

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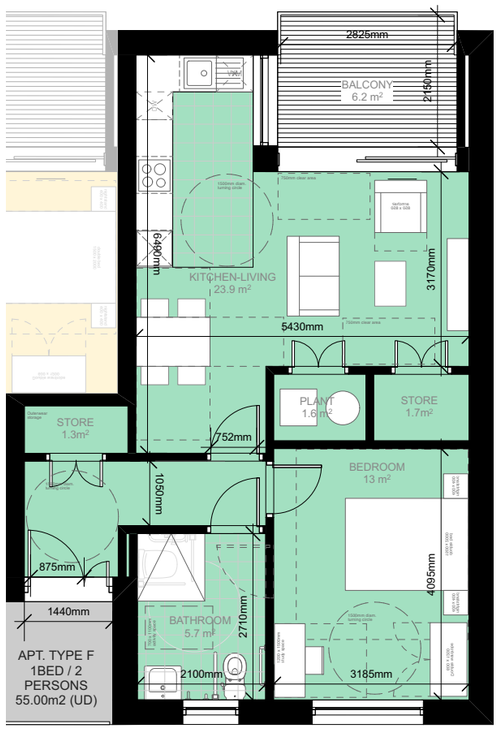

1 PA-024 **APARTMENT UNIT TYPE F - FLOOR PLAN**

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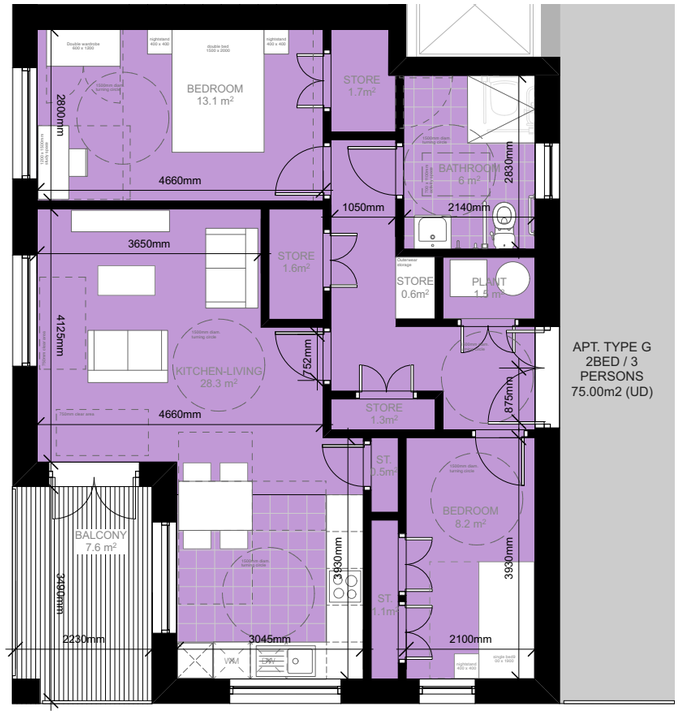

2 PA-024 **APARTMENT UNIT TYPE G - FLOOR PLAN**

SCALE 1:100 (A3) / 1:50 (A1)

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