

**Fingal County Council – Part 8 Application**

## **Architect's Design Statement**

**Proposed Sheltered Housing for the Elderly  
consisting of 31 no. dwelling units and a Communal Facility  
at Kilhedge Lane, Lusk, Co. Dublin**

October 2021



Prepared by:

Balazs Keresztury MRAI, Architect

Paul Coughlan MRAI Architect

Donal Walsh MRAI, Director

Walsh Associates Architects & Project Managers

27-30 Merchants Quay, Dublin 8



**walsh associates**  
ARCHITECTS & PROJECT MANAGERS



**Artist's impression of the Design Proposal – as seen from East corner of site.**

## **1.0 Introduction**

This Architect's Design Statement is prepared in support of the Part 8 Application for a sheltered housing development at Kilhedge Lane, Lusk, Co. Dublin. The project is being developed by Tuath Housing in conjunction with Fingal County Council.

## **2.0 Site**

The elongated rectangular site is a greenfield site comprising 0.86 ha between Kilhedge Lane and Chapel Farm Mews, at the south-west edge of Lusk. Existing housing estates are surrounding the site from north-east and south east. To the north-west of the site, construction of a new housing estate at Dun Emer and associated upgrading works of Kilhedge Lane commenced in May 2021. Thus, the current proposed development is in a way an infill development between established housing and housing being under construction. The area to the south-east is to remain an open green space.

## **3.0 Planning**

The site is zoned 'RS – Residential' and the zoning objective is to 'provide for residential development and protect and improve residential amenity' as stated on the Map Sheet No. 6 of Fingal County Council Development Plan 2017-2023.

We note, Local Objective Point '22' is marked on the Development Plan's map at the open space south-west of the subject site. The objective is to 'require the provision of good pedestrian and cycle links between the Chapel Farm Estate, the school site and the open space' at the neighbouring area.



Extracts of Map Sheet No.6 of Development Plan; subject site marked with Red Arrow.

#### 4.0 Existing Infrastructure

There are existing foul sewers located on Chapel Farm Mews, Chapel Farm Road and same is being provided along Kilhedge Lane by the developers of Dun Emer Estate. It is proposed to connect the new foul connections from gravity feed foul drainage system serving each house and the communal facility into these sewers.

There are existing surface water sewers located on Chapel Farm Mews, Chapel Farm Road and same is being provided along Kilhedge Lane by the developers of Dun Emer Estate. Surface water will be attenuated on site via Stormtech attenuation tank and stone storage and will discharge to public sewer system via hydrobrake.

There are watermains located around the site. It is proposed to connect the houses to this infrastructure individually.

The above drainage and watermain layouts are illustrated on the proposed drainage drawing submitted as part of this planning application.

There is a new ESB sub-station being provided north of site in conjunction with developments at Dun Emer Estate. It is envisaged that this new sub-station can cater for the currently proposed development.

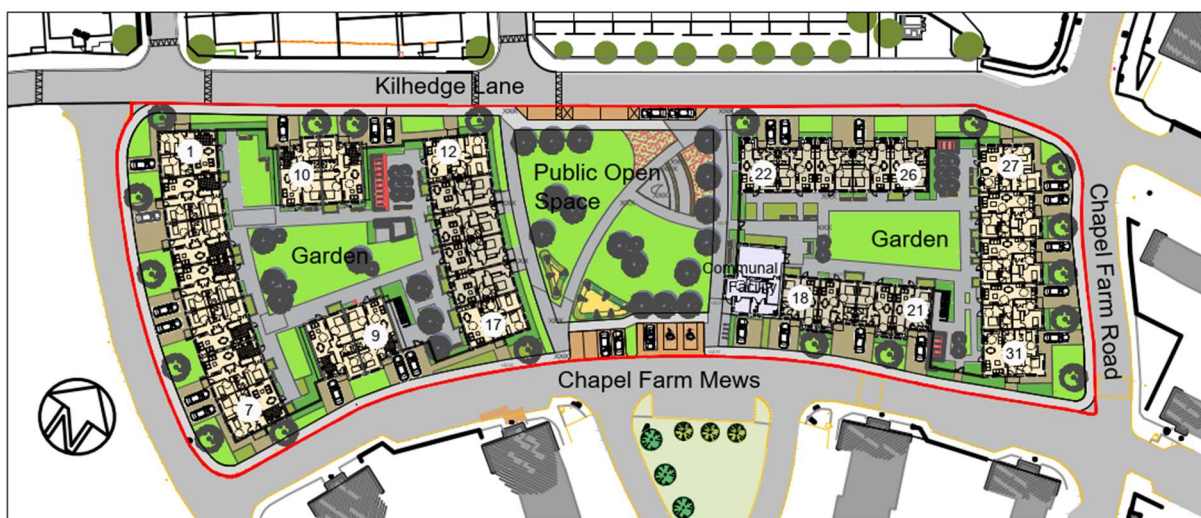


Diagram of Proposed Site Layout; refer to drawings attached for more details.

## 5.0 Proposal

The proposed sheltered housing for the elderly will include 31 no. single-storey dwellings in a layout that groups the units in two clusters on either side of a centrally located landscaped Public Open Space. Each cluster is served by a private safe & secure communal shared garden area that will enable the residents to socialise together and thus create a sense of community with this development. All units are directly accessible from public roads or the proposed Public Open Space. The block on the east side includes a Communal Facility facing the public Open Space and has a direct access to the adjoining shared secure garden space. The proposed units consist of: -

Units 1, 7	2 no.	2-bedroom, 3-person, single-storey houses	64.4 m <sup>2</sup>
Units 2-6	5 no.	2-bedroom, 3-person, single-storey houses	64.5 m <sup>2</sup>
Units 8-11	4 no.	2-bedroom, 3-person, single-storey houses	66.4 m <sup>2</sup>
Units 12,17	2 no.	2-bedroom, 3-person, single-storey houses	66.9 m <sup>2</sup>
Units 13-16	4 no.	1-bedroom, 2-person, single-storey houses	51.7 m <sup>2</sup>
Units 18-26	9 no.	1-bedroom, 2-person, single-storey houses	50.0 m <sup>2</sup>
Units 27	1 no.	2-bedroom, 3-person, single-storey houses	66.7 m <sup>2</sup>
Units 28-30	3 no.	2-bedroom, 3-person, single-storey houses	66.7 m <sup>2</sup>
Units 31	1 no.	2-bedroom, 3-person, single-storey houses	66.7 m <sup>2</sup>
Communal Facility	1 no.	single-storey building	99.0 m <sup>2</sup>

The internal layout of all dwellings will comply with space standards of Fingal County Council current Development Plan & Quality Housing for Sustainable Community Guidelines. All dwellings will be provided with access to the shared & secured garden area including shared bin store and bicycle parking areas. There are 9 no. Sheffield type hoops provided for parking 18 no. bicycles within the west courtyard for the surrounding 17 units. There are 7 no. Sheffield type hoops provided for parking 14 no. bicycles within the east courtyard, for the surrounding 14 units. There are further 4 no. Sheffield type hoops provided for parking 8 no. bicycles in front of the Communal Facility beside the public footpath.

Car parking will be provided as required by the current Development Plan Standards including 1 no. spaces per house, 8 no. visitor spaces in total and 2 no. spaces at the Communal Facility, providing for a total of 41 no. car parking spaces across the development. 29 no. car parking spaces will be provided off-street at the entrances of dwelling units and Communal Facility and 12 no. car parking spaces will be provided on-street arranged along the new Public Open Space.

Electric Vehicle charging infrastructure will be provided throughout the proposal. EV charging points shown are for the use of Units 12-17 and the Communal Facility along the south-east side of the Public Open Space. Refer to Drawing No. 18ME031-ME1000(C). All other units have parking spaces in front of the unit and are suitable for the installation of a home charger fed from, and adjacent to, the ESB meter. Wireways for these latter locations are not provided as a charger can be connected to the meter box relatively simply in the future, should the requirement arise.

The proposed houses and Communal Facility will be single-storey buildings, with pitched, concrete-tiled roofs, triple glazed windows and doors and will be finished with a palette of facing brick and pigmented render to selected colours. Boundary treatments will comprise of matching low brick walls with railings on top. The buildings will be constructed to NZEB (Near Zero Energy Building) standard incorporating high standards of insulation.



Artist's impression of the Design Proposal – as seen from South corner of site.

## 6.0 Public Open Space & Residential Amenity

The Public Open Space is provided in the middle of the site; its area is 1085.9 m<sup>2</sup> equalling 12.6 % of the total site area. The location of the public open space allows for a strong connection with the existing open space at Chapel Farm Mews. The proposed Communal Facility is located at the corner point between the new and the existing public open spaces.

An important part of the external area strategy is the provision of secure semi-privately used Shared Gardens for the benefit of residents of our development. Both the public and semi-private areas will be enhanced by hard and soft landscaping including new planting and trees throughout the site. A detailed landscaping plan is attached to the application shows the solutions consolidating the amenity value of the open spaces. Details of the Landscaping Strategy are included in the attached report prepared by the Landscape Architects team.

As discussed with the Planning Authority, active elevations are provided to all adjoining public roads. In line with neighbouring developments, front gardens are not enclosed by low walls. The Shared Gardens are enclosed by a low, brick faced wall with railing on top. This will allow for some visual communication between the semi-private and public spaces, further enhancing the proposed active streetscape.