



PARTXI/005/22

Architectural Report

for

Proposed development of 13 no. dwellings & associated site works

at

30 & 32 North Street, Swords, Co. Dublin



Fingal County Council Architects Department

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1. Description of Proposed Development (nature, extent & principal features)

The proposed development is sited on a brownfield, town centre site at **30 & 32 North Street, in the townland of Oldtown, Swords**. The site is located to the north of Swords Castle, bounded to the west by North Street, the south and east by Fingal Community College and a Des Kelly Carpets Ltd. (retail) to the north.

The site currently contains:

- Two no. unoccupied, street facing, semi-detached 19th century dwellings with some extensions to the back.
- A stone range building to the south
- A stone wall to the west boundary north of the existing dwellings.
- Concrete block boundary walls to the east and north boundary.
- The total area of the site is 0.142 Ha and the existing dwellings measure 341m² and the outbuildings 113m².

Planning context:

- In the Fingal Development Plan 2017 to 2023, the site is zoned as 'MC - Major Town Centre' with a stated objective to 'Protect, provide for and/or improve major town centre facilities'
- The site is located within the Residential/Commercial Character Area (North Street East sub-section) of the Swords Masterplan 2009 which indicates a building height preference of 2 to 4 storeys.
- The site falls outside of the 'Zone of Archaeological Notification' and there are no protected structures or local objectives connected to the site. It is also not in an Area of Architectural Conservation. The nearest protected structures are at 42 and 44 North Street to the north, and the courthouse and Swords Castle to the south.

The development proposes significant changes to a previously approved proposal F16A/0166, and includes the following:

- Demolition of the existing range building, other outbuildings, and dwelling extensions to the back
- Demolition and reconstruction of the boundary walls to the north and east
- Alterations and renovations to the two existing double storey dwellings and the construction of double storey extensions to the sides and back of these dwellings to add an additional 11 dwellings in a courtyard format, bringing the **total no. of dwellings on the site to 13, at a density of 91.5/Ha.**
- Retaining and renovating the stone boundary walls facing North Street to the west and the southern wall of the range building on the boundary with the school to the south.



Construction of a shared surface entranceway with parking for 6 no. vehicles, designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013).

- Construction of a landscaped communal open space area, bin, and bike storage.
- Associated site development works including foul, surface water (incl. SuDS), water, gas, and telecommunication connections.
- The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available on North Street.
- Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations department.
- Private open space is provided to all dwellings in the form of Balconies or Ground Floor Terraces with Communal open space provided in the courtyard.

Space standards within dwellings and provision of private amenity space will meet the requirements stated in Fingal Development Plan 2017-2023, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DOHPLG 2018)

Please refer to the Engineering Report by McMahon's Associates Consulting Engineers for details on the proposed drainage & civil works.

2. Architectural Design Statement

The 'Town Centre First: A Policy Approach for Irish Towns (DoHLGH & DoRCD, 2022)' document sets out the government's strategy to support the future development and regeneration of towns across Ireland. This policy supports the development of town centre brownfield sites, like the subject site, as they present an opportunity to bring existing, under-utilised, or derelict housing stock back into the market, while also providing additional residential units in a strategic location, utilising existing services and infrastructure, and providing sustainable places to live close to work and public transport links.

The Government's 'Housing for All – a New Housing Plan for Ireland (DoHLGH, 2021)' also strongly supports the re-use and refurbishment of existing buildings as a policy objective to regenerate the heart of our towns and bring people and activity back.

The existing houses on the site are semi-derelict and unoccupied for several years. They are not protected structures, but their importance to the streetscape and history of Swords is recognised and it is proposed to renovate and extend the two houses to retain and strengthen the streetscape.



The extensions to the north and south gables of the houses are of the same proportions and with similar finishes i.e. rendered walls with slate roof. The extension to the southern gable is set back from the building line to retain the distinction between old and new and to keep the existing quoin detail on the corner exposed. The stone wall to the north section of this boundary with the street is retained although it is proposed to break an opening through it to allow for the new entrance from North Street to the parking area and access to the new units to the back. The extension on the northern gable of the existing houses sits behind this stone wall and replaces a single storey lean-to structure that will be demolished. The proposed replacement windows on the street elevation will be timber sliding sash, and the new windows will have the same size and proportions.

The new dwellings to the back are also scaled and proportioned to match the existing grain of the streetscape, with a relatively narrow footprint and pitched roof. These dwellings are mainly accessed directly off the courtyard, with only four units accessed by a shared stair and deck.

The courtyard provides parking for the development at less than 0.5 bays per unit which has been agreed in consultation with Strategic Infrastructure Department. There is also approximately 82m² of Communal Open Space within the courtyard which provides a semi-private area for residents to enjoy. The Courtyard is overlooked by all but one of the units to provide passive supervision. In addition to the Communal Open Space, each unit has a terrace or balcony to provide private amenity space for the residents. Most of these terraces and balconies are facing south or east and where these terraces overlook the courtyard there will be a low wall and planting to provide a barrier and ensure an adequate level of privacy and shelter for residents.

Several of the ground floor units also include a small back garden in addition to the terraces to allow a safe play area for families with young children. These gardens will be separated by a post and panel wall of at least 1.8m height.

All units are dual aspect achieving optimal levels of daylight. The finishes include rendered walls, with black roof slates, or similar, to match and tie in with the existing houses, with feature walls clad with fibre cement panels or similar and coloured perforated metal panels screening sections of the access deck and external stair.



3. Housing Quality Assessment

Residential Zoning

In the Fingal Development Plan 2017 to 2023, the site is zoned as 'MC - Major Town Centre' with a stated objective to 'Protect, provide for and/or improve major town centre facilities'

Residential Density:

The site is an underutilized, semi-derelict brownfield site in a town centre location. The area of the site is 0.142 Ha, giving a net density of 91.5 units per hectare which is appropriate in this location.

Separation Distances:

The layout of the scheme is such that, as per FDP 2017-2023 Objective DMS28, separation distances of more than 22m between opposing first floor windows is achieved.

Sustainable Community Proofing

The site is in Swords village centre directly off North Street with a large variety of education, shopping, entertainment, sports, employment and transport facilities within the generally accepted 400-800m (5-10 minute walk) 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref. QHfSC pages 7, 31).

Within 400m (5 minutes' walk)

- A. Swords Town Park, Playground, Lawn Tennis Club and Castle.
- B. Various medical and dental practices, banks, shops, restaurants and fast-food outlets along North Street and Main Street.
- C. Fingal Community College (secondary school)
- D. Swords Health Centre

400 to 800m (10 minutes' walk)

- E. Pavilions Shopping Centre
- F. St Colmcille's National School
- G. St Colmcilles Church
- H. Old Borough National School
- I. Balheary Skate Park, Basketball Courts and Pitches

800 to 2000m (20 to 30 minutes' walk)

- J. Ward River Valley Park
- K. St Colmcilles GAA Club
- L. St Finian's Community College (secondary school)
- M. Fingallians GAA Club



The following mix of unit types is included in the proposal:

1-bed units:	6 (2 no. wheelchair accessible)
2-bed units:	7 (3 no. wheelchair accessible)
Total no. of units:	13 (5 no. wheelchair accessible, 38.5%)

The objectives of Fingal Housing Strategy 2017-2023 have also been considered in deciding upon the mix of dwellings. It is considered that the proposal will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are currently in high demand.

Public Open Space:

As per Objective DMS59 of Fingal Development Plan 2017-2023, every home within the scheme is within 150m walking distance of a pocket park, small park, local park, or urban neighbourhood park. This proximity can be noted on the Site Location Map and Figure 1.

Biodiversity:

The small size and location of the development offer limited opportunities but will include nesting boxes to maximise nesting opportunities for Swift, House Sparrow, House Martin, Swallow, Bats & insects. The quantity, type and location of these nesting boxes will be determined in consultation with specialists during detail design.

The landscaping design will be carried out by a professional landscape architect and where appropriate will include biodiverse and pollinator friendly planting.

The surface water drainage design incorporates Sustainable Urban Drainage Systems and will include permeable paving and tree pits. Please refer to the Engineering Report.

Private & Communal Amenity Space

The minimum requirement for accessible, secure, and usable outdoor communal amenity space for the proposal is as follows:

Unit Type	Communal Open Space Required (FDP 2017-2023, Design Standards for New Apartments DoHLGH)	Private Amenity Space Provided
1-bed 2-person	6 no. units @ 5m ² each = 30m ²	
2 bed 3-person	2 no. units @ 6m ² each = 12m ²	
2 bed 4-person	5 no. units @ 7m ² each = 35m ²	
TOTAL	77m²	82m²

Each unit is provided with Private Amenity Space in the form of a Ground Floor Terrace or Balcony which is accessible from the living area or kitchen through a glazed door. Areas of Private Amenity Space for each unit meet or exceed the minimum requirements of Objectives DMS87 as demonstrated below.



Unit no.	Private Amenity Space Required (FDP 2017-2023, Design Standards for New Apartments DoHLGH)	Private Amenity Space Provided
1	5m ² (1-bed 2-person)	6.4
2	6m ² (2 bed 3-person)	9.8
3	5m ² (1-bed 2-person)	6.2
4	6m ² (2 bed 3-person)	19.7
5	7m ² (2 bed 4-person)	10.3
6	5m ² (1-bed 2-person)	23.9
7	7m ² (2 bed 4-person)	68.9
8	5m ² (1-bed 2-person)	24.0
9	7m ² (2 bed 4-person)	22.7
10	5m ² (1-bed 2-person)	8.7
11	7m ² (2 bed 4-person)	8.9
12	5m ² (1-bed 2-person)	8.2
13	7m ² (2 bed 4-person)	7.6

Car Parking:

Unit Type	Car Parking Space Required FDP 2017-2023 = 1/1-bed & 1.5/2-bed + 1visitor/5units	
	Residents	Visitors
1& 2-bed	6 no. units @ 1 each = 6	6 no. units @ 0.5 each = 1.2
2-bed	7 no. units @ 1.5 each = 10.5	7 no. units @ 0.5 each = 1.4
Spaces Required	16.5	2.6
Spaces Provided	6*	0*

* DRAFT FDP 2023-2029: Zone 1: Developments within 800m of a high-quality bus service, or 1600m of an existing or planned Luas/DART/Metro Rail station or in lands zoned Major Town Centre: One & two-bedroom units = 0.5 each max. **6 provided = 0.46 spaces each**

Considering the town centre location, the availability of existing parking along North Street, and the proximity of the site to quality public transport links including the proposed future Metro Link, it is deemed appropriate to provide very limited car parking spaces to maximise the potential of the site. Please also note that bicycle parking is also provided in line with the Draft FDP 2023-2029 requirements – see below.

Bicycle Storage:

Unit Type	Bicycle Storage/Parking Space Required FDP 2-17-2023 and Design Standards for New Apartments DoHLGH = 1/bedroom + 1/5units short stay



	Long Stay	Short Stay
1-bed	6 no. units @ 1 each = 6 (12*)	6 no. units @ 0.5 each = 1.2
2-bed	7 no. units @ 2 each = 14 (21*)	7 no. units @ 0.5 each = 1.4
Spaces Required	20 (33*)	2.6
Spaces Provided	33*	10*
Lockers Provided	13	

* DRAFT FDP 2023-2029 = 1+1/bedroom (long stay) + 0.5/unit (short stay), Total 33 long stay spaces and 6.5 short stay spaces required.

**In addition to the bicycle parking spaces, each unit is provided with a storage locker within the bicycle store for cycling accessories like helmets, pumps, child seats etc.

Site Safety and Security:

Windows to habitable rooms on all elevations provide passive surveillance of communal external areas within the curtilage of the site including the entrance to the site, parking areas and locations providing access to bin and bicycle storage. A site lighting scheme will be included in the detailed design to ensure safety and security at night.

Accessibility and Age Friendly Design

The proposal complies with TGD Part M, Access, and Use, of the Building Regulations as well as FCC's Age Friendly Policies. Five of units are also designed to be accessible to medical needs tenants (wheelchair or limited mobility) and includes Universal Design standards.

Refuse Storage and Bins:

A communal bin storage area is provided. The area is close to the entrance to the site and well within with maximum distance between the front door to a communal bin area of 50 metres. The refuse storage area is not situated immediately adjacent to any front doors or ground floor windows and will be well ventilated and lit. A minimum of 4 no. 660l bins can be accommodated to allow for separation of recyclables.

Gross Floor Areas of Dwellings:

In the interest of safeguarding standards, all 13 units, including units within the renovated existing houses, comply with the minimum floor area standard (DEHLG 2007 & Fingal Development Plan 2017-23, Objective DMS24). The floor areas are tabled in Appendix B.

Space Standards:

The dwellings have been planned to ensure compliance with space standards in Fingal Development Plan 2017-23 and Quality Housing for Sustainable Communities (DEHLG, 2007). The relevant rooms areas are indicated on the drawings, and tabled in Appendix B.



Layouts of individual units:

Floor plans included in this submission demonstrate:

- Typical arrangement of furniture for each room
- Freedom of circulation, appropriate to activities
- Potential for movement of larger items of furniture into and between rooms
- Living space appropriate for family gatherings, including occasional visitors
- Working area and storage facilities appropriate to likely activities
- Door swings do not interfere with other doors, furniture, or circulation routes
- Principal room dimensions

Ceiling Heights:

All units have a ground floor ceiling height of minimum 2.7m and the upper floors are minimum 2.45m.

Kitchens:

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high- and low-level storage
- Adequate worktop surface and space for appliances
- Optimum work sequence
- Efficient ducting for services

Internal Storage:

Appendix B demonstrates that each unit meets/or exceeds the minimum storage requirement. In units where the storage requirement is greater than 3.5sqm, it is divided into two or three locations so that none exceed 3.5sqm.

Aspect of dwellings, Daylight, Sunlight:

All dwellings are dual aspect and all the houses have living areas facing east, west or south to ensure adequate indoor light quality during the day.

The following guidance and standards have been considered in the design of the proposed development:

- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011); and
- B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting.

Acoustic Privacy:

To ensure compliance with Part E, Sound, of the Building Regulations, the form of construction will be in accordance with guidance in TGD Part E, 2014. Testing of the completed units will be carried out to demonstrate this compliance.



Energy Performance:

Detailed design of the renovated and new buildings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation;
- Part J: Heat Producing Appliances;
- Part L: Conservation of Fuel and Energy.

The requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

Design Standards:

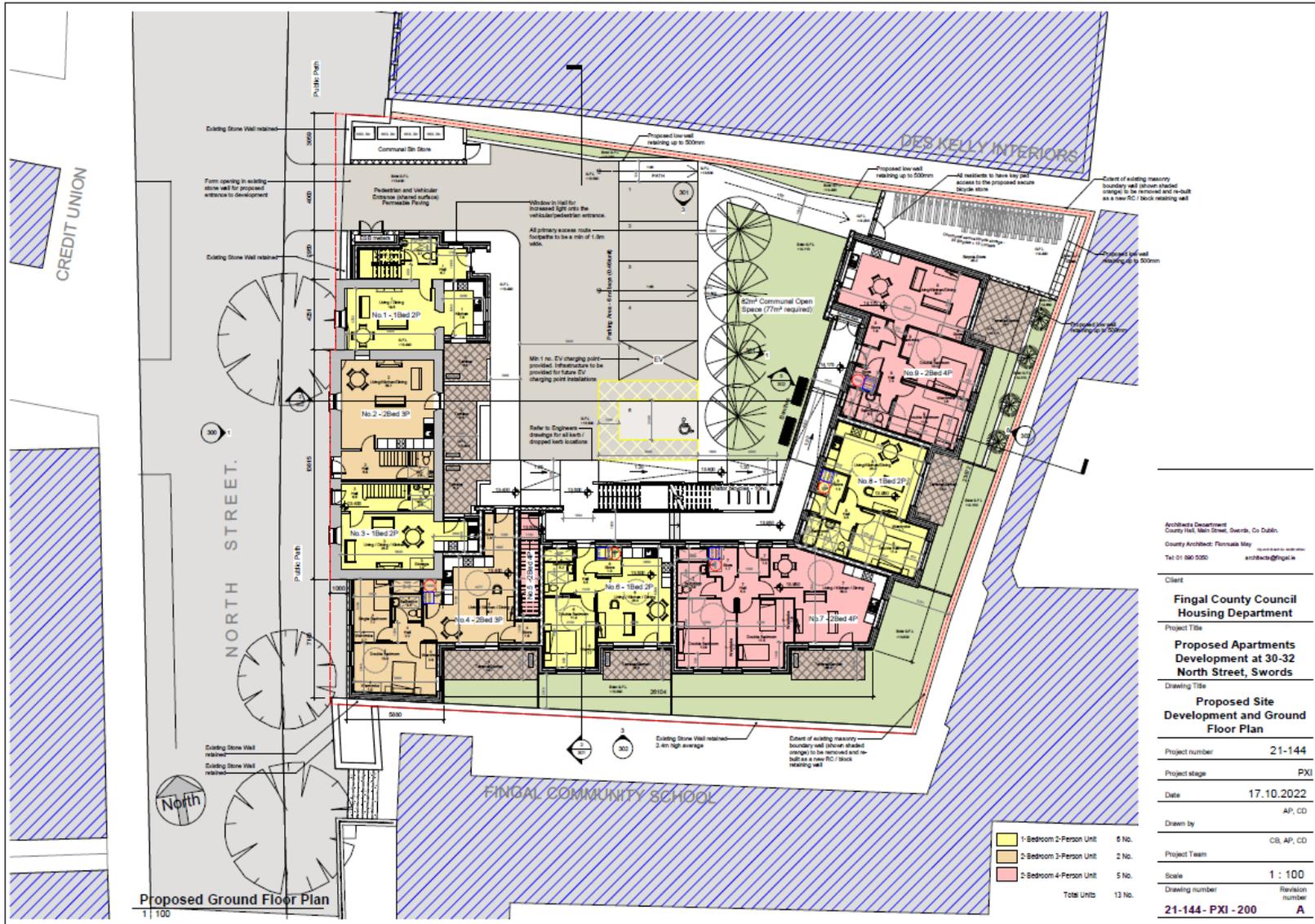
The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2017-2023. (FDP, 2017-2023)
- DRAFT Fingal Development Plan 2023-2029 (FDP 2023-2029)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Employer's Requirements for Detail Design of Quality Housing (DoHLGH, 2020)
- Town Centre First: A Policy Approach for Irish Towns (DoHLGH & DoRCD, 2022)
- Recommendations for Site Development Works for Housing Areas; (DOELG 1998).
- Design Manual for Urban Roads and Streets (DMURS 2013)
- 10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home (FCC, 2019)
- Building for Everyone: A Universal Design Approach (NDA, 2012)
- Draft Fingal Biodiversity Action Plan 2022-2030



Appendix A – Drawings







Proposed Front (West) Elevation
1 : 100



3D Views from North Street (West)



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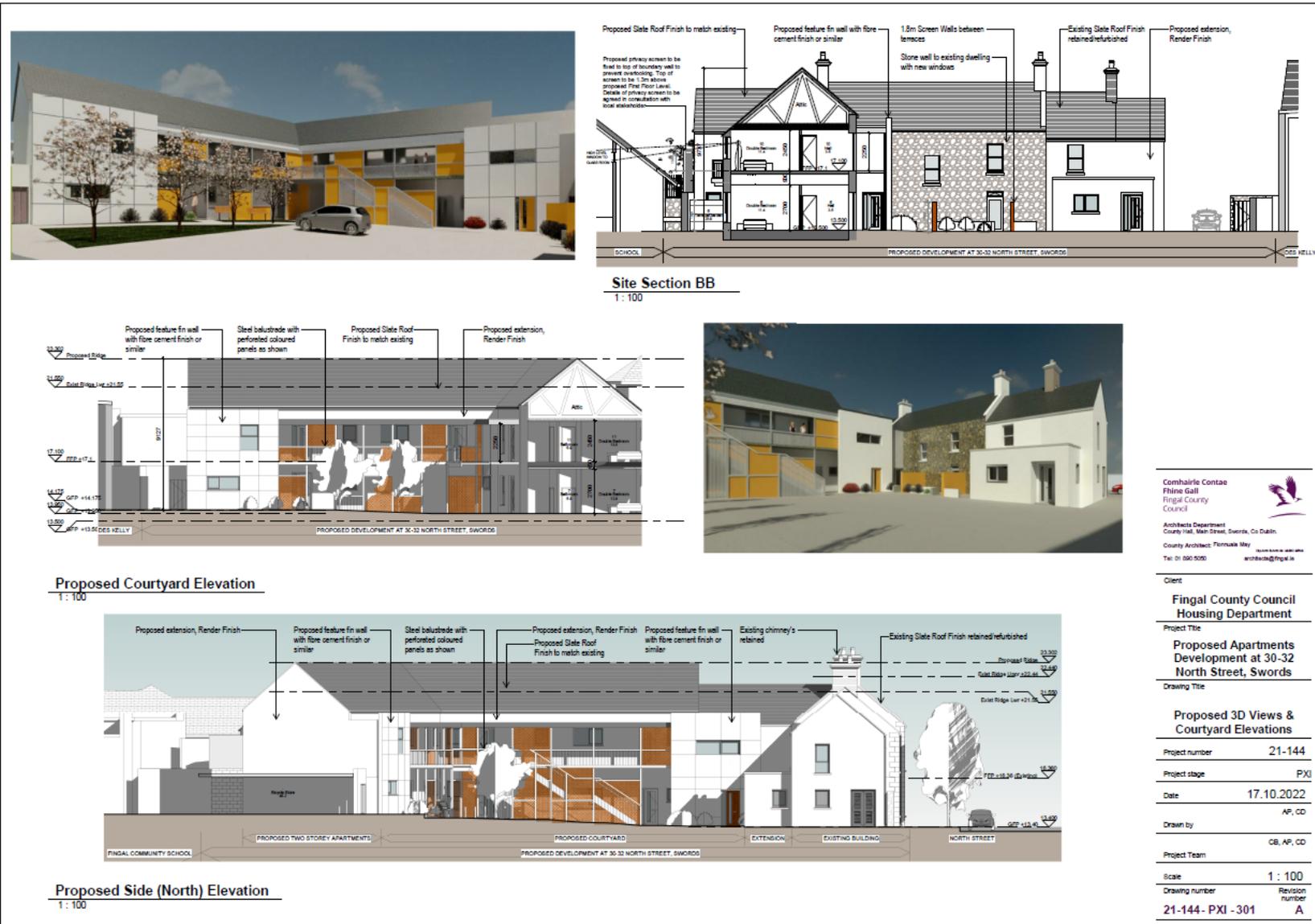
Client:
**Fingal County Council
Housing Department**

Project Title:
**Proposed Apartments
Development at 30-32
North Street, Swords**

**Proposed 3D Views &
West Elevation**

Project number	21-144
Project stage	PXI
Date	02.09.2022
Drawn by	AP, CD
Project Team	CD, AP, CD
Scale	1 : 100
Drawing number	Revision number
21-144- PXI - 300	

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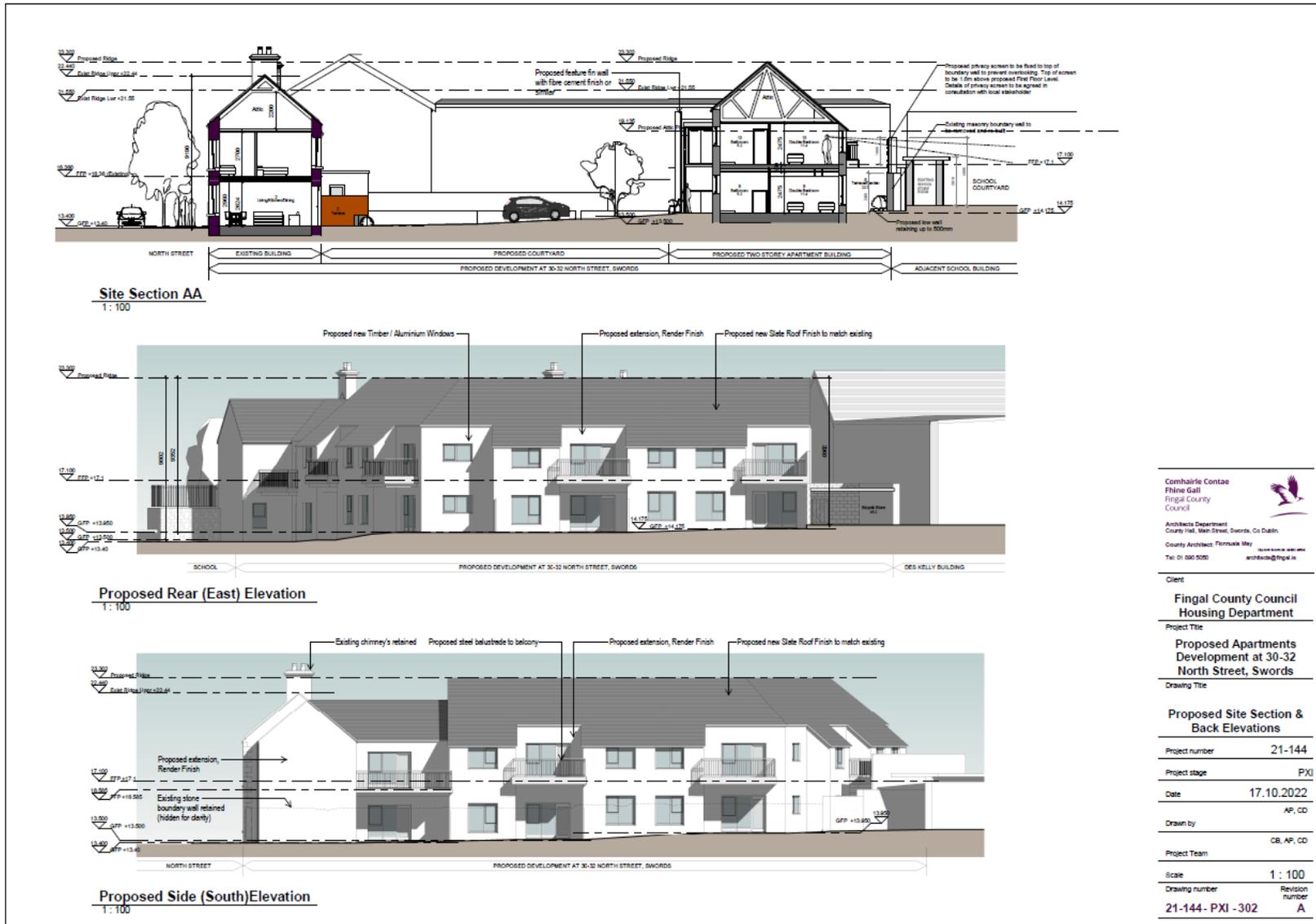
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Client
**Fingal County Council
Housing Department**

Project Title
**Proposed Apartments
Development at 30-32
North Street, Swords**

Drawing Title
**Proposed 3D Views &
Courtyard Elevations**



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Client
**Fingal County Council
 Housing Department**

Project Title
**Proposed Apartments
 Development at 30-32
 North Street, Swords**

Drawing Title
**Proposed Site Section &
 Back Elevations**

Project number	21-144
Project stage	PXI
Date	17.10.2022
Drawn by	AP, CD
Project Team	CB, AP, CD
Scale	1: 100
Drawing number	Revision number
21-144- PXI - 302	A

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Appendix B – Accommodation Schedules

Unit 1: 1-bed 2-person 2-storey	Area m ²	Target Area m ²	% Variation	Comments
Living & Dining Room	19.5	11.0		*Double storey unit in extended existing building. Additional GF WC, stairs and related circulation not allowed for in recommended area.
Kitchen	7.8			
Aggregate Living Areas	27.3	23.0		
Main Bedroom	12.6	11.4		
Aggregate Bedrooms	12.6	11.4		
Storage (Internal)	4	3.0		
Total Ground Floor Area	41.8			
Total First Floor Area	30.8			
Total Gross Floor Area	72.6	45.0	61.3%*	

Unit 2: 2-bed 3-person 2-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	30.1	13.0		*Double storey unit in existing building.
Aggregate Living Areas	30.1	28.0		
Main Bedroom	11.4	13.0		
Single Bedroom	8.6	7.1		
Aggregate Bedrooms	20.0	20.1		
Storage (Internal)	8.2	5.0		
Total Ground Floor Area	40.5			
Total First Floor & Attic Area	40.5+12.9			
Total Gross Floor Area	93.9	70.0	34.1%*	

Unit 3: 1-bed 2-person 2-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	23	11.0		*Double storey unit in extended existing building. Additional GF WC, stairs and related circulation not allowed for in recommended area.
Aggregate Living Areas	23	23.0		
Main Bedroom	14.9	11.4		
Aggregate Bedrooms	14.9	11.4		
Storage (Internal)	3.0	3.0		
Total Ground Floor Area	33.8			
Total First Floor Area	29.0			
Total Gross Floor Area	62.8	45.0	39.5%*	



Unit 4: 2-bed 3-person 1-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	28.1	13.0		
Aggregate Living Areas	28.1	28.0		
Main Bedroom	13.0	13.0		
Single Bedroom	7.7	7.1		
Aggregate Bedrooms	20.7	20.1		
Total Storage	6	5.0		
Total Gross Floor Area	64.6	63	2.5%	

Unit 5: 2-bed 4-person 2-storey	Area m ²	Target Area m ²	% Variation	Comments
Living & Dining Room	18.5	13.0		
Kitchen	15.7			
Aggregate Living Areas	34.2	30.0		
Main Bedroom	13.1	13.0		
Double Bedroom	11.4	11.4		
Aggregate Bedrooms	24.5	24.4		
Total Storage	6.0	6.0		
Total Ground Floor Area	6.7			
Total First Floor Area	79.5			
Total Gross Floor Area	85.2	80.0	6.5%	

Unit 6, 8, 10 & 12: 1-bed 2-person 1-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	23.0	11.0		
Aggregate Living Areas	23.0	23.0		
Main Bedroom	11.4	11.4		
Total Storage	3	3		
Total Gross Floor Area	48.4	45	7.5%	

Unit 7 & 11: 2-bed 4-person 1-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	30.0	13.0		
Aggregate Living Areas	30.0	30.0		
Main Bedroom	13.0	13.0		
Single Bedroom	11.5	11.4		
Aggregate Bedrooms	24.5	24.4		
Total Storage	6.0	6.0		
Total Gross Floor Area	75.1	73.0	2.8%*	



Unit 9 & 13: 2-bed 4-person 1-storey	Area m ²	Target Area m ²	% Variation	Comments
Living/Kitchen/Dining Rm	30.0	13.0		
Aggregate Living Areas	30.0	30.0		
Main Bedroom	13	13.0		
Single Bedroom	11.4	11.4		
Aggregate Bedrooms	24.4	24.4		
Total Storage	6.0	6.0		
Total Gross Floor Area	76.2	73.0	4.4%*	