



**Proposed development of 11 Apartments,
and
associated site works
at
Outlands, Rathbeale Road, Swords, Co Dublin.**

Housing Quality Assessment.

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1. Residential Amenity:

In Fingal Development Plan 2017-23, the site has Zoning Objective: *RS-Residential (Provide for Residential development and protect and improve residential amenity)*.

The current proposal to remove the existing Fingal County Council Depot and replace with a new residential development, will improve residential amenity in the area.

Existing solid fair-faced concrete block walls (circa 2.5m high) surrounding the existing depot and enclosing an area of 1459 sqm, will be removed.

Existing pedestrian footways will be retained both during construction and upon completion.

The new residential development will address all public footways along site boundaries; the new site boundary will consist of a low wall and railing, 1.8m high, which will allow visual contact between existing footways and new curtilage spaces within the site.

The area enclosed within the boundaries of the proposed development is 1598sqm, including approximately 430 sqm of maintained landscape areas and communal amenity space for residents.

In order to reduce impact on existing residential amenity, the proposed building of 3 stories has a ground floor level 500mm below the footway along Rathbeale Road and level with that along Pine Grove Park; the three storey form of the building steps down to two stories at apartments 4 and 8 which are closest to Pine Grove Park.

Separation distances from neighbouring dwellings, at Pine Grove Park and Abbeylea are between 28 and 29 metres.

2. Residential Density:

The site is currently occupied by a walled-in collection of structures used as a Local Authority Operations Depot.

The area of the proposed development of 11 apartments is 1598sqm, giving a net density of 69 units per hectare.

Increased density is deemed appropriate in this case, for the following reasons:

- the site is considered to be an underutilized, brownfield site in an inner suburban location (DEHLG, 2009 and FDP, 2017-23) ;
- the site is proximate to the centre of a large town (1.2km to main street Swords),
- the site is adjacent to a regional classified road, R 125, which is served by Dublin Bus routes 41, 41b, 41x & 196 providing good public transport connectivity.

3. Public Open Space:

As per Objective DMS59 of Fingal Development Plan 2017-23, the entrance to the proposed apartment development is within 150m walking distance of the Class 2 Public Open Space which adjoins Pine Grove; this proximity is shown on the site location map in appendix A.

4. Separation Distances:

Separation distances from nearest dwellings exceed 22m; dimensions on the site plan indicate separation of 28 and 29m; it is therefore considered that there will be no loss of privacy or amenity to nearby dwellings.

5. 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 area 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.

6. Accessibility :

As required by Part M, Access and Use, of the Building Regulations, the building is designed to ensure that external areas, communal internal areas, stair, lift , associated lobbies and spaces within apartments are accessible to all persons.

The communal stair complies with Part M, Access and Use , for ambulant disabled, whilst satisfying the means of escape requirements of the Building Regulations, Part B, Fire Safety.

7. Communal Amenity Space:

Table of Space Standards, Appendix B of this report, shows that the minimum requirement of Communal Amenity Space for the proposal is 73 sqm of accessible, secure and usable outdoor space.

Within the curtilage area of the site, approximately 430 sqm will be 'green' landscaped surface. Of this, 160 sqm is located at the 'apex' of the site, adjacent the North-West elevation of the building; the location, enclosure and orientation of this space make it suitable for the communal amenity of residents, including families with young children and those who are less mobile.

All site curtilage areas will be overlooked by habitable rooms and outdoor lighting will ensure safety.

8. Bicycle Storage:

Bicycle storage requirements are fulfilled as follows:

- 1 cycle storage space per 1 bedroom apartment: $4 \times 1 = 4$
- 2 cycle storage spaces for each 2 & 3 bedroom apartment: $2 \times 7 = 14$
- Discount cycle storage requirement for 3 no Specially adapted apartments: -3
- Total 15 Cycle storage spaces provided.

It is proposed to provide an enclosed shelter which accommodates 2 layer stacked cycle storage racks for total 15 bicycles and shelter for 5 no visitor bicycles; it is located close to the building entrance, is secure and accessible and will share access to Rathbeale Road through the car parking area.

9. Car Parking:

Car parking requirements are fulfilled as follows:

- 1 parking space for each 1 and 2 bedroom apartment= 8 spaces.
- 2 parking spaces for each 3 bedroom apartment= 6 spaces
- Total 14 car-parking spaces provided, of which 3 are designed for mobility impaired.

Access from parking spaces to the building entrance will comply with Part M Access and Use, of the Building Regulations.

Provision by way of ducting will be made for electric charging points at each parking space.

10. Refuse Storage and Bins:

A communal bin storage area will be located adjacent to the site entrance where it is easily accessed by an external waste collector.

It is located 25m from the ground floor entrance to the building and will be accessible to all residents.

In the interest of hygiene, natural light, ventilation and visual mitigation, it will be enclosed by 2m high walls and provided with a secure gate to prevent illegal dumping.

The size is suitable to allow operation of a three-bin system of segregation with capacity to serve 11 apartments and a potential population of 37 persons.

11. Management Company:

A management company will be constituted with responsibility for all communal spaces and facilities both within the building and the external curtilage of the building.

12. Mix of Dwelling Types:

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

- 4no. one bedroom two person apartments ranging between 62 and 70 sqm in size.
- 2no. two bedroom, three person apartments of area 73 and 81 sqm
- 2no. two bedroom, four person apartments of area 83 sqm.
- 3no. three bedroom, five person apartments of area 99 sqm.

This mix has been agreed with FCC Housing Department, based upon their assessment of housing need, the objective to achieve a balanced mix of dwelling types and size and taking account of the location and nature of the proposed development.

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 not currently available.

The proposal includes 2no. two bedroom, three person apartments ; this is in accordance with guidelines in *Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DHPLG 2018) paragraph 3.5 and 3.6, which considers this dwelling type necessary in Social Housing.*

13. Gross Floor Areas of Dwellings:

In the interest of safeguarding standards and avoiding building down to minimum standards, for apartment schemes of more than 10 units, the majority of apartments must exceed the minimum floor area standard by 10%; (DHPLG 2018 and Fingal Development Plan 2017-23, Objective DMS26)

All apartments in the current proposal exceed the minimum Gross Floor Area; % exceedance is included in the table of space standards at appendix A.

Averaged across all apartments the Gross floor Area is 22% above the minimum guidelines.

14. Space Standards:

The apartments have been planned to ensure compliance with space standards in Fingal Development Plan 2017-23 and guidelines in DHPLG (2018) as follows (see appendices B and C of this report):

- Gross floor areas;
- Individual room sizes;
- Aggregate floor areas;
- Principal room dimensions;
- Private amenity space;
- Communal amenity space.

15. Layouts of individual apartments:

Floor plans included in Appendix C, 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.

16. Aspect of apartments:

Criterion is that a minimum 50 % of apartments shall be dual aspect.

7 out of the 11 proposed apartments (63%) have dual aspect.

Single aspect Apartments 2, 3, 6, 10, and associated terraces, balconies have a south-west orientation.

17. Ceiling Height:

Ground floor apartments have ceiling height of 2.7m;

upper floors have ceiling heights of 2.55m.

18. Number of apartments per floor:

Proposed maximum 4 apartments per floor.

19. Kitchens:

Kitchens are located adjacent to dining and living areas; sizes and layout 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.

20. Internal Storage:

Appendix B demonstrates that each apartment meets the minimum internal 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.

21. Private Amenity Space:

Each apartment is provided with Private Amenity Space in the form of a terrace for ground floor units and balconies for first and second floor apartments; ground floor terraces give onto Communal Amenity Space, and low level planter ensure privacy.

Areas of Private Amenity Space for each apartment meet the minimum requirements of guidelines as demonstrated in appendix B.

All Private Amenity space is accessible from living areas through sliding glazed screens. Balconies and terraces for units 1,2,3,5,6,7,9,10,11 have an orientation between south-east and west, thereby optimizing solar orientation;

Private Amenity space for units 4 and 8 have east to south-east orientation.

Balconies and terraces are located within the façade / building line, thereby minimizing overlooking and achieving maximum separation, privacy and security.

Balconies are guarded in accordance with guidance in Building Regulations Technical Guidance Document K.

22. Daylight, Sunlight:

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.

23. 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 building will be carried out to demonstrate this compliance.

In general the layout of apartments ensures that bedrooms are separated from stair and lift lobbies by the entrance hall within each apartment;

In so far as possible, highly serviced areas such as kitchens and bathrooms are located with vertical alignment to facilitate efficient distribution of service pipes and ducts.

The form of construction will be designed to ensure acoustic isolation of the lift motor room.

Windows and patio doors will be specified to provide high acoustic and thermal performance.

Windows to bedroom and living areas are separated by approximately 9m from the carriageway of Rathbeale Road and Pine Grove Park, which will help to mitigate the effect of traffic noise.

24. Energy Performance:

Detailed design of individual dwellings and the building as a whole (including common areas), 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.

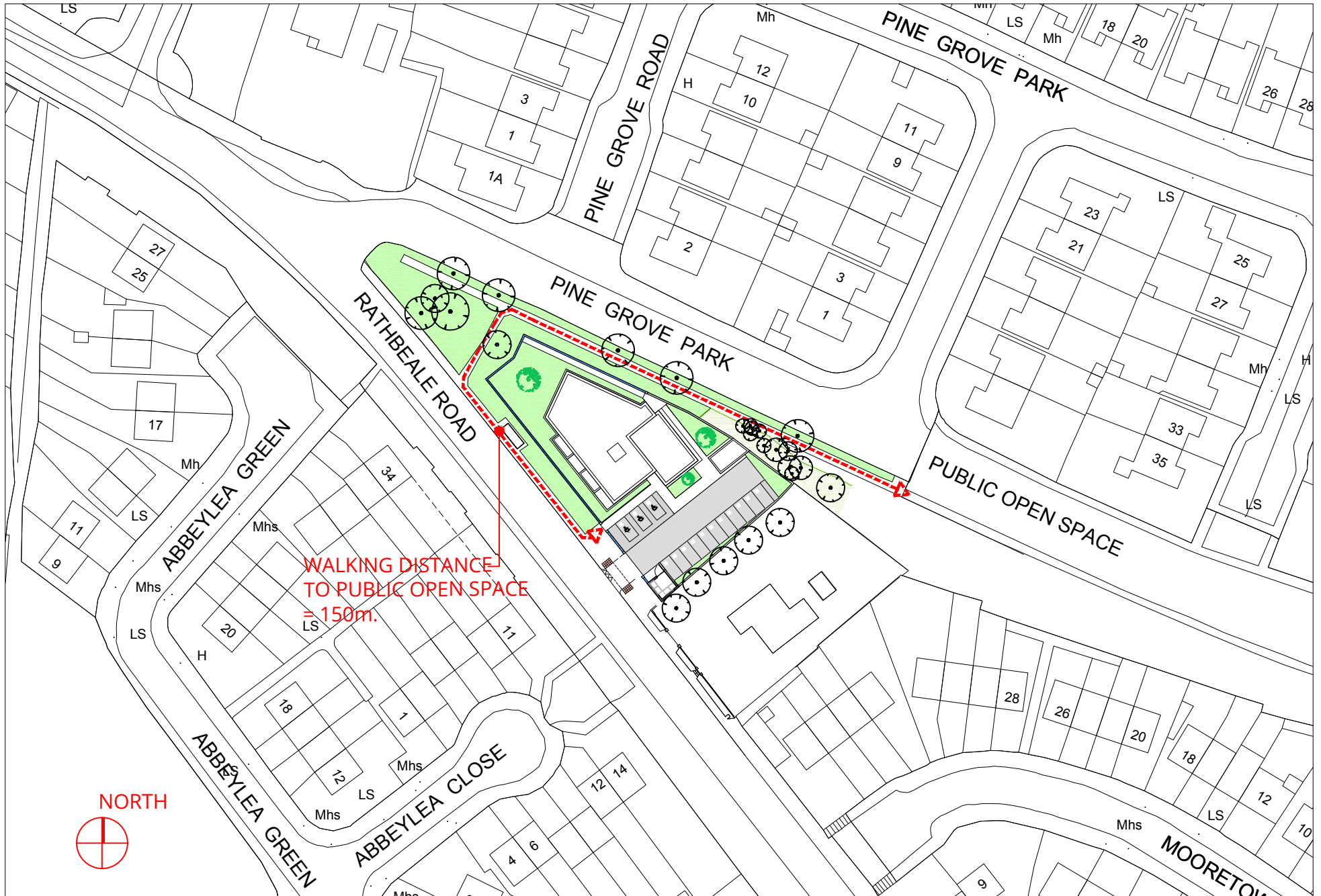
In particular the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

25. Design Standards:

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

- Fingal Development Plan 2017-23. (FDP, 2017-23)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities; (DHPLG 2018)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Recommendations for Site Development Works for Housing Areas; (DOELG 1998).
- Design Manual for Urban Roads and Streets (DMURS 2013)

Appendix A: Location Map



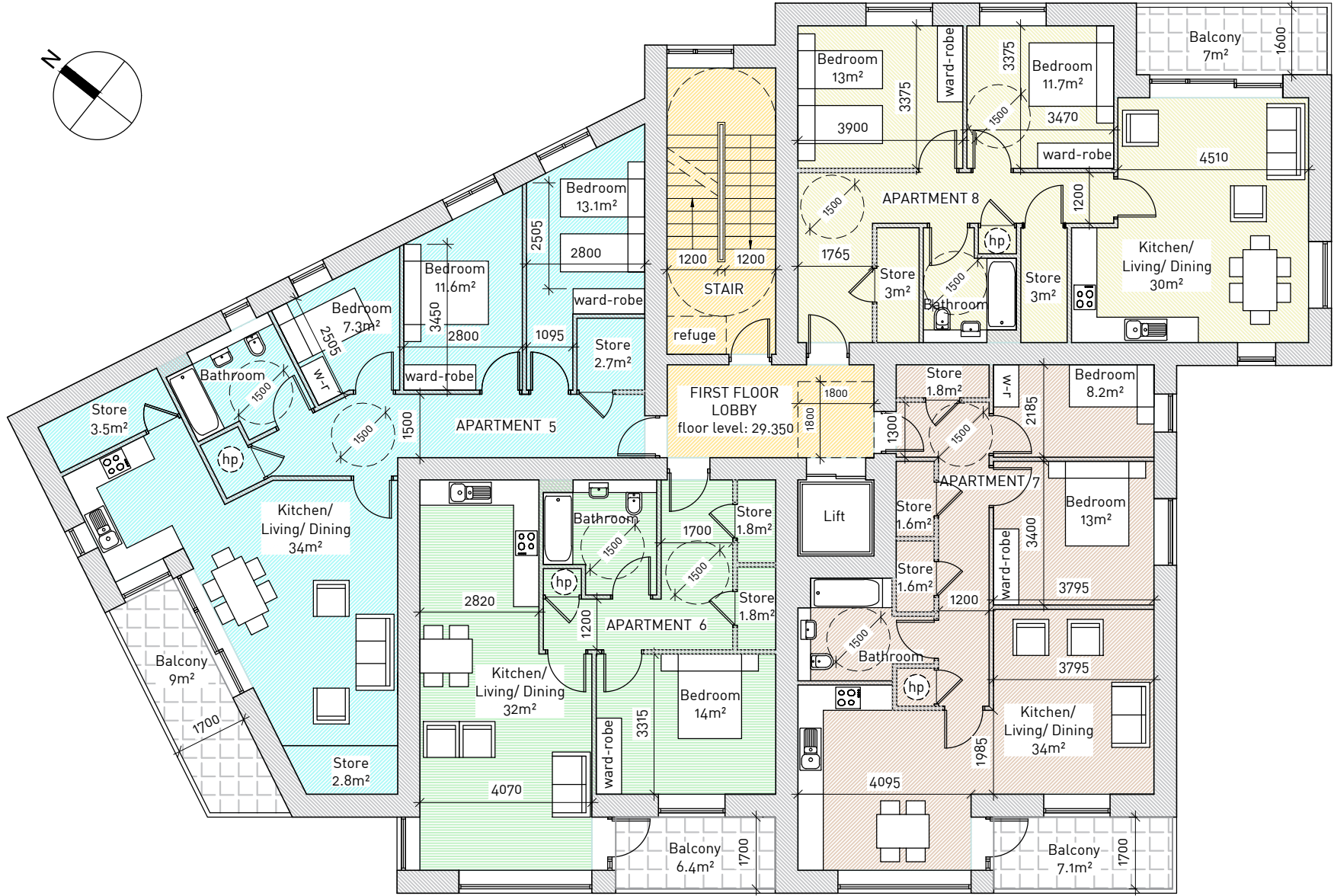
Appendix B: Table of Space Standards.

Apartment Type:	Gross Floor Area (GFA)	Aggregate Living Area (sqm)	Aggregate Bedroom Area (sqm)	Single Bedroom	Double Bedroom	Twin Bedroom	Storage (sqm)	Private Amenity Space (sqm)	Communal Amenity Space	Dual Aspect Apartment?
One Bedroom (2 person) Apartment										
DHPLG, FDP; (minimum)	45	23	11.4		11.4		3	5	5	
Apt 2	70	32	14		14		3.6	6.7	5	No (SW aspect)
Apt 3	64	26	14		14		3	7	5	No (SW aspect)
Apt 6	70	32	14		14		3.6	6.4	5	No (SW aspect)
Apt 10	62	25	14		14		3.2	6	5	No (SW aspect)
Two Bedrooms (3 person) Apartment										
DHPLG, FDP; (minimum)	63	28	20.1	7.1		13	5	6	7	
Apt 7	81	34	21.2	8.2		13	5	7.1	7	Yes
Apt 11	73	28.5	20.6	7.6		13	5	6	7	Yes
Two Bedrooms (4 person) Apartment										
DHPLG, FDP; (minimum)	73	30	24.4		11.4	13	6	7	7	
Apt 4	83	31	24.7		11.7	13	6	7	7	Yes
Apt 8	83	30	24.7		11.7	13	6	7	7	Yes
Three Bedrooms (5 person) Apartment										
DHPLG, FDP; (minimum)	90	34	31.5	7.1	11.4	13	9	9	9	
Apt 1	99	34	32	7.3	11.6	13.1	9	9	9	Yes
Apt 5	99	34	32	7.3	11.6	13.1	9	9	9	Yes
Apt 9	99	34	32	7.3	11.6	13.1	9	9	9	Yes

Appendix C: Floor Plans.

Demonstrating compliance with space standards;

- Furniture Layouts,
- Room areas
- Principal room dimension



FIRST FLOOR PLAN; (NTS)

