



**Architectural Report**

for

**Proposed development of 5 no. dwellings & associated site works**

at

**Church Road, Lusk, Co. Dublin**

Fingal County Council Architects Department

Date: 7<sup>th</sup> July 2020

Ref: 18-304

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

The site for the proposed development of 5 no. dwellings and associated site development works at Church Road is located in town of Lusk, Co Dublin. The site is rectangular in shape and has an area of approx. of 0.11ha. It is bounded to the south by a public footpath and carriageway at Church Road, to the east by Katie Hunts Cottage, to the west by a private laneway and to the north by an agricultural shed also in private ownership.

In Fingal Development Plan 2017-23, the land has Zoning Objective: TC - Town and District Centre, to protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities, residential permitted in principal.

The site is within a Zone of Archaeological Notification and an Architectural Conservation Area.

The site is located within Lusk Local Area Plan 2009, Map 4: Katie Hunts Site and Character Area St. MacCullins Church, Round Tower and the Historic Core - To protect and conserve the special character of the historic core of Lusk including the area of archaeological potential in the centre of the town.

The proposal is for the development 5 no. 2-bedroom dwellings in 3 no. blocks in a single and two storey courtyard type arrangement. All units are allocated private open space, shared curtilage parking and areas of communal space. It is envisaged that the scheme will be used as sheltered housing for the elderly.

Space standards within dwellings and provision of private amenity space 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).

The site will be serviced by ESB, EIR, GNI utilities which are available on public roads adjacent to the site. Public lighting within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations department.

The existing site access off Church Road is to be repositioned away from Katie Hunts Cottage.

Please refer to the drawings, calculations and report prepared by Lohan & Donnelly Consulting Engineers for details on the proposed drainage & civil works.

## **2. Architectural Design Statement**

The site is located within Lusk town and in walking distance of facilities and services i.e. shops, post office, healthcare, buses etc. As such, it was deemed a suitable location for sheltered housing for the elderly.

The site has a gentle north-south gradient with the northern boundary approx. 1.2m higher than the southern/Church Road boundary. The proposed scheme works with the natural topography. The site has been terraced with the parking at the lower level and the dwellings at the upper level arranged around a communal open space in a courtyard type composition. A gentle flight of steps and perimeter ramp connect both terraces.

The dwellings are arranged in three blocks to the west and north of the site, with a single storey unit fronting onto Church Road and 2 no. two storey blocks to the rear of the site. All of the units look onto the communal landscaped areas.

Two large landscaped areas are to be provided, one on each level. These shall be fully accessible. Around the perimeter smaller strips of landscaping are provided and it is envisaged that these will be planted with low maintenance shrubs. Raised rainwater garden planters are placed adjacent to each of the ground floor units. These form a defensible space for the occupants and being raised make maintenance and interaction with the planted beds easier for elderly residents. Downpipes from the roofs and first floor balconies discharge into the planters which slow and filter the rainwater which contribute to the SuDS strategy. Each of the ground floor units have a small area of private amenity space.

It is proposed to reposition the existing site entrance to a central location to provide an opportunity for a landscaped communal open space area adjacent to Katie Hunts cottage. The proposed residential buildings are set back sensitively from Katie Hunts cottage. The site context is addressed by stepping from single storey to the south of the site nearest Church Road and two storey to the rear of the site. 4no. car parking spaces are provided which is in excess of the requirement sought in the Development Plan.

A new low 0.9m high boundary wall and railing is proposed to the front of the site. To the side and rear 2m high rendered walls will be provided where required.

All units have an aspect on 3 facades achieving optimal levels of daylight. The finishes include grey brick and rendered walls. The single storey dwelling will have a blue/black natural slate roof finish to match and tie in with the vernacular structures in the vicinity. The two storey units to the rear will have a grey standing seam metal roof finish. The proposed scheme is a positive addition to the identity of the locality of Lusk.

## Housing Quality Assessment

### a. Residential Zoning

In Fingal Development Plan 2017-23, the land has Zoning Objective: TC - Town and District Centre, to protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities, residential permitted in principal.

The site is within a Zone of Archaeological Notification and an Architectural Conservation Area and is located within Lusk Local Area Plan 2009, Map 4: Katie Hunts Site and Character Area St. MacCullins Church, Round Tower and the Historic Core - To protect and conserve the special character of the historic core of Lusk including the area of archaeological potential in the centre of the town.

The current proposal to demolish the existing mid-20<sup>th</sup> century two storey dwelling (of no architectural significance) and replace it with a new development consisting of 5no. dwellings, curtilage parking and associated site development works.

### Sustainable Community Proofing

The site lies 300m from Main Street, Lusk and is approximately 550m from Station Road with its shops, pharmacies and bank. It is generally accepted that 400m (5-minute walk) to 800m (a ten-minute walk) represents the 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref QHfSC pages 7, 31). Figure 1 (extract from Googlemaps) shows services and facilities within 1km of the site.



Figure 1: Extent of site (red outline). Also shown are facilities, services within 1km of the site.

**400 to 800m (10 minutes' walk)**

Nearest convenience store and Bus routes 33, 33-N, 33a, 33x, 733, 833.

**800 to 1200m (20 minutes' walk)**

Nearest schools Lusk Community College & Rush & Lusk Educate together.

In addition, in terms of public transport facilities, the site is located 320m from Dublin Road which is served by Bus routes Buses: 33, 33-N, 33a, 33x, 733, 833 providing good public transport connectivity.

Given its proximity to the numerous retail, educational, recreational and healthcare facilities located close-by and its location close to Public Transport, the development of the site for social housing/housing for the elderly would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy, and raises no concerns as to sustainable community proofing.

**b. Dwelling Types**

All units are 2 bedroom (3 person occupancy) which is appropriate for a sheltered housing scheme. The main/double bedroom is for the tenants use and the single bedroom allows for a sibling/carer to stay overnight if required. 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.

**c. Residential Density**

The area of the site is 1137sq.m. (0.11ha.), giving a net density of 45 units per hectare.

This 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 (300m to Lusks Main Street)
- The site is 320m from Dublin Road, which is served by Dublin Bus routes 33, 33N, 33A, 33X, 733 & 833 providing good public transport connectivity.

**d. Public Open Space:**

As per Objective DMS59 of Fingal Development Plan 2017-23, the entrance to the proposed development is within 400m walking distance of the Class 2 Public Open Space which adjoins Chapel Farm Park; this proximity is shown on Figure 1.

**e. Separation Distances**

A separation distance of 12.6m is maintained between unit no. 1 and the existing dwelling to the west of the site. Unit no. 1 is a single storey unit it is therefore considered that there will be no loss of privacy or amenity

to the existing dwelling. To prevent overlooking of the adjoining property, the first floor west facing windows of Unit no. 4 are to be fitted with obscured glass. In addition, a 1.8m high screen is to be fitted to the western façade of the balcony serving this unit.

**f. 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.

**g. Accessibility**

As required by Part M, Access and Use, of the Building Regulations, the building is designed to ensure that external areas and spaces within the units are accessible. 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.

**h. Communal Amenity Space:**

The minimum requirement of Communal Amenity Space for the proposal is 114sq.m. of accessible, secure and usable outdoor space. (10% of the site area 1137sq.m.).

Within the curtilage area of the site, approximately 356sq.m. will be 'green' landscaped surface. Of this, two large areas of open space measuring 109sq.m. and 116sq.m. are suitable for the communal amenity of residents, including families with young children and those who are less mobile. The 4no. rainwater gardens located adjacent to the ground floor units form a defensible space for the occupants and being raised make maintenance and interaction with the planted beds easier for elderly residents. All site curtilage areas will be overlooked by habitable rooms and outdoor lighting will ensure safety.

**i. Bicycle Storage**

As the proposal is for a sheltered housing scheme a lesser amount of bicycle storage is required. A total of 6 cycle spaces are to be provided via 2 storage racks. One rack in the parking area and another at the stairs serving units 4 and 5.

**j. Car Parking**

Four car parking spaces are to be provided. This exceeds the sheltered housing requirement in Table 12.8 in the Fingal Development Plan of 0.5 spaces per unit plus 1 visitor space per 5 units. 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.

**k. Refuse Storage and Bins**

A communal bin storage area will be located towards the front of the site. From this location the site caretaker can move bins to the public footpath for collection. The bin store is accessible to all residents. In the interest of hygiene, natural light, ventilation and visual mitigation, it will be enclosed by 1.5m high walls. The size is suitable to allow operation of a three-bin system of segregation with capacity to serve 5 units and a potential population of 15 persons.

**l. 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.

**m. Gross Floor Areas of Dwellings**

All units exceed the minimum Gross Floor Area of 63sq.m set out in the Fingal Development Plan 2017-23 and guidelines in DHPLG (2018). The percentage exceedance is included in the table of space standards at Appendix A.

**n. Space Standards:**

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

- Gross floor areas
- Individual room sizes
- Aggregate room areas
- Principal room dimensions

**o. Layouts of individual apartments**

Floor plans included in Appendix D 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



**p. Aspect of apartments**

All units have fenestration on three facades.

**q. Ceiling Height:**

Ground floor units have ceiling height of 2.7m and first floors have ceiling heights of 2.4m.

**r. Kitchens:**

The layouts provide for open plan kitchen/living/dining arrangement. The kitchens sizes and layouts have been designed to provide:

- adequate high level and low level storage
- adequate worktop surface and space for appliances
- optimum work sequence
- efficient ducting for services

**s. Internal Storage:**

Appendix A demonstrates that each apartment meets the minimum internal storage requirement. No individual storeroom exceeds 3.5sqm.

**t. Private Amenity Space:**

Each unit is provided with Private Amenity Space in the form of a terrace and landscaped area for ground floor units and balconies for first floor units. Areas of Private Amenity Space for each unit exceed the minimum requirement of 7sq.m. as per Table 12.6 in the Fingal Development Plan. All Private Amenity space is accessible from living areas through glazed doors. Balconies and terraces are positioned to optimise solar orientation. Balconies are guarded in accordance with guidance in Building Regulations Technical Guidance Document K.

**u. 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.

**v. 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.

Highly serviced areas such as kitchens and bathrooms are located with vertical alignment to facilitate efficient distribution of service pipes and ducts. Windows and patio doors will be specified to provide high acoustic and thermal performance. The windows to the living area and bedrooms of unit 1 are separated by approximately 18m and 26m respectively from the carriageway of Church Road which will help to mitigate the effect of traffic noise.

**w. Energy Performance**

Detailed design of individual dwellings 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.

**x. 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)

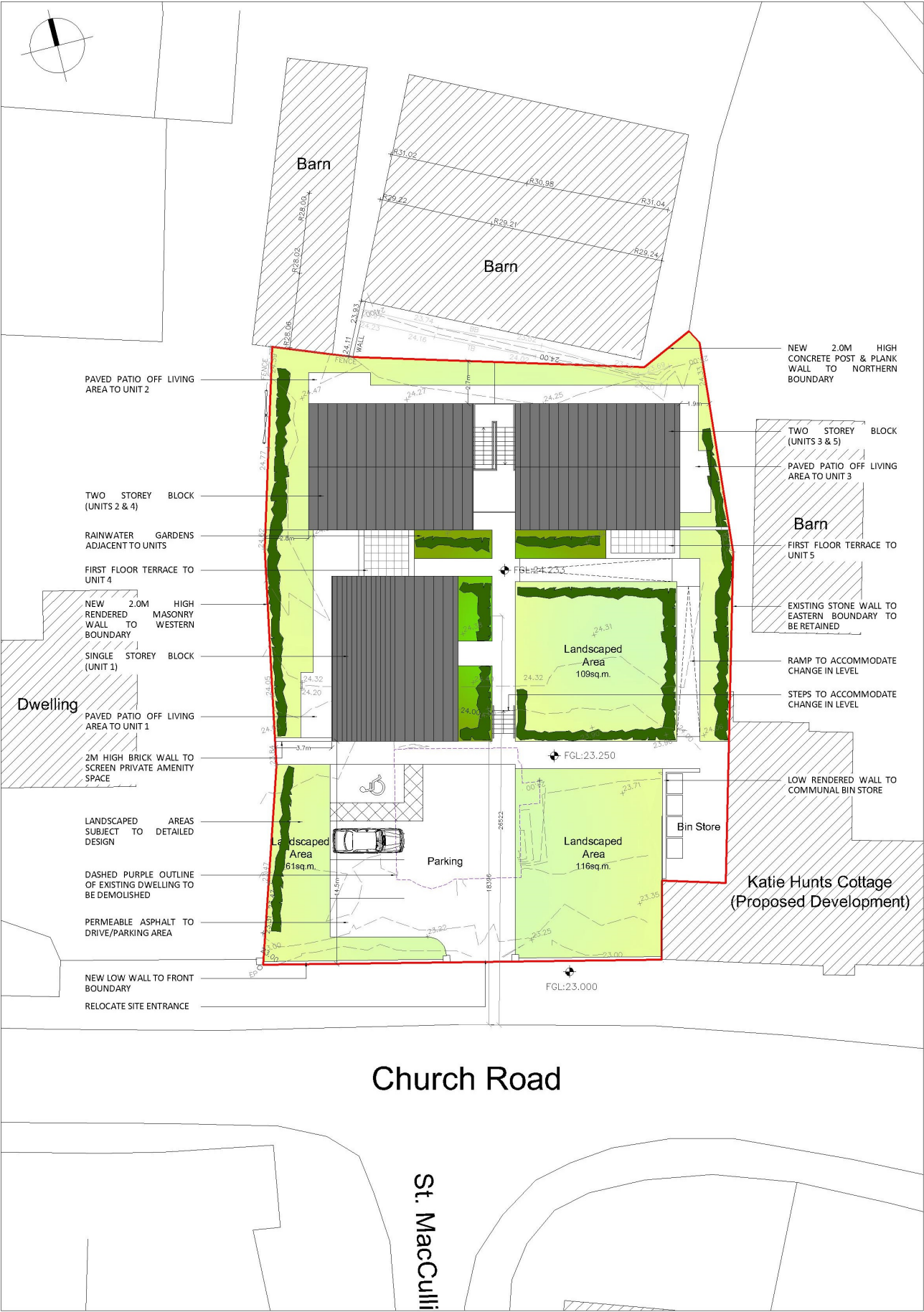
## Appendix A: Table of Space Standards

Schedule of Areas/Widths				
	Room	Required	Proposed	% Exceeded
Unit 1	Gross Floor Area (sq.m.)	63.0	74.1	17.6
	Agg. Living Area (sq.m.)	28.0	28.1	
	Agg. Bedroom Area (sq.m.)	20.1	20.4	
	Agg. Storage Area (sq.m.)	5.0	5.9	
	Bedroom 1 (sq.m.)	7.1	7.4	
	Bedroom 2 (sq.m.)	13.0	13.0	
	Min. Living Width (m)	3.6	3.6	
	Min. Single Bedroom Width (m)	2.1	2.1	
	Min. Double Bedroom Width (m)	2.8	3.7	
	Room	Required	Proposed	% Exceeded
Unit 2, 4, 5	Gross Floor Area (sq.m.)	63.0	73.9	17.3
	Agg. Living Area (sq.m.)	28.0	28.1	
	Agg. Bedroom Area (sq.m.)	20.1	20.4	
	Agg. Storage Area (sq.m.)	5.0	5.2	
	Bedroom 1 (sq.m.)	7.1	7.4	
	Bedroom 2 (sq.m.)	13.0	13.0	
	Min. Living Width (m)	3.6	3.6	
	Min. Single Bedroom Width (m)	2.1	2.1	
	Min. Double Bedroom Width (m)	2.8	3.7	
	Room	Required	Proposed	% Exceeded
Unit 3	Gross Floor Area (sq.m.)	63.0	81.6	29.5
	Agg. Living Area (sq.m.)	28.0	35.1	
	Agg. Bedroom Area (sq.m.)	20.1	20.4	
	Agg. Storage Area (sq.m.)	5.0	5.4	
	Bedroom 1 (sq.m.)	7.1	7.4	
	Bedroom 2 (sq.m.)	13.0	13.0	
	Min. Living Width (m)	3.6	3.6	
	Min. Single Bedroom Width (m)	2.1	2.1	
	Min. Double Bedroom Width (m)	2.8	3.7	

Appendix B: Location Map



Appendix C: Site Layout



Appendix D: Floor Plans



Ground Floor Plan



## First Floor Plan