



HHP-HRA-ZZ-RP-A-001-PLR-P10



## Housing at Holywell

SWORDS, Co. DUBLIN

Stage #2 SUBMISSION TO FCC PLANNING DEPARTMENT

*SEPT 2023*

Prepared by:

**Henchion Reuter Architects**

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## 1.1 PROJECT DEVELOPMENT:

Henchion Reuter Architects, has been retained by Fingal County Council to lead a multi-disciplinary consultancy team to deliver a residential development consisting of no. 57 units across three different blocks varying in height at a site of approximately 0.77 ha located to the north of Holywell and to the northeast of Airside Business Park.

A previous planning application has been made for residential development on this site (Fingal County Council Reg. Ref. No. F18A/0335) and in pre-planning discussions that took place between consultants and Fingal County Council it was made clear that the proposed development could substantially improve on this previous design.

## 1.2 PROJECT DEVELOPMENT:

A Pre-Planning Meeting with Fingal County Council on the 16<sup>th</sup> of June 2023 Clarified the planning and environmental requirements at the site clear, The requirements included issues such as tree and hedgerow retention, development impact on the neighbourhood, the importance of day light and sunlight assessments and the improvement of the SUDs plan set out in previous applications.

The relationship between the candidate site and the ongoing development of the area to the north and northeast of the site was discussed as length. FCC have set out their vision for this territory in the Barryspark and Crowcastle Masterplan. The important of active travel and the opportunity to integrate the development into current ongoing developments in this regard was emphasised. FCC Planning Dept were supportive of the proposed pavilion typology due to the high residential amenity achieved. The preference to avoid 'stuck-on' type balconies was clearly expressed and the proposed brick external finish to was deemed appropriate.

### 1.3 PROJECT TEAM:

Client:

**Fingal County Council Housing Department:**

**For Fingal County Council Architects Department:**

Carmel Brennan, Patrick Conway

Architects

**Henchion Reuter Architects:**

Martin Henchion, Elizabeth Wheeler, Karina Krestinov Priddle

Civil and Structural Engineers:

**ROD Ltd**

Andrew Thompson. Ben gallery, Nicholas McCann.

M&E Engineers

**MOMA Ltd**

Sean O Sullivan

Planning and Environmental Assessment:

**The Planning Partnership**

Wessel Vosloo.

Quantity Surveyor

**Walsh Associates**

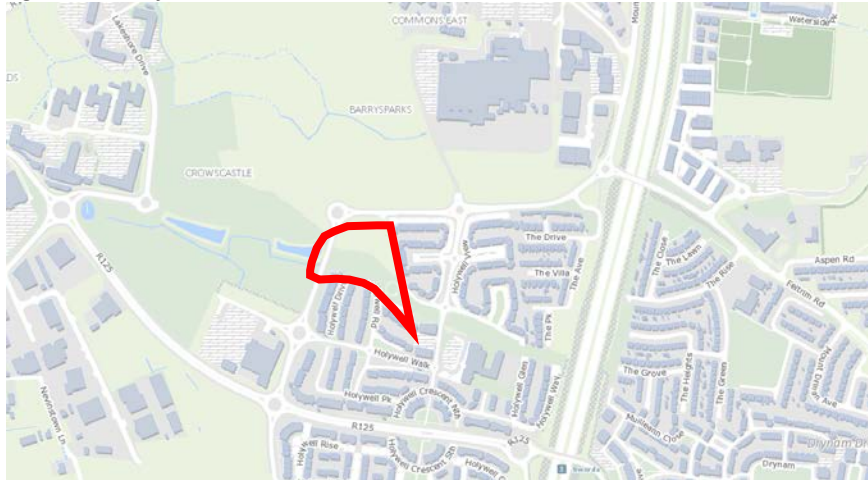
Paul Malone, Martin Ruane

Fire Safety Consultant & Disability Access Consultant

**EOBA**

Stephen Lee

**Figure 1.0: Subject Site**



Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership July 2023

#### 1.4 SITE LOCATION AND CONTEXT:

The subject site, considered a 'greenfield site', is located to the northwest of Holywell being framed by residential developments to the east and south of the subject site, further greenfield to the west and commercial and industrial uses to the north and east. The site is also in close proximity to the M1 motorway, the proposed Metrolink as well as Airside Business Park.

The objective of the project is to provide a residential development which consists of 3. no. apartment buildings, ancillary infrastructure and all associated site development works (all totalling 5189 sqm Gross Floor Area and ranging in height equivalent 4 to 6 storeys, located to serve the projected growth in the population and to cater for any economic expansion as part of this.

A study carried out by Fingal County Council concluded that Fingal will increase its working population by 18,612 people by 2029 and that there is a forecast of 13,090 local jobs to be available between 2020 and 2029. In order to cater for this economic expansion there will need to be the correct residential infrastructure in place to be able to cater for the increase in population.

The subject site has the potential to be able to facilitate economic and population growth in a manner that does not have a detrimental impact on the receiving environment with careful design and proper planning.

## 1.5 PROJECT SCOPE:

Fingal County Council, as Local Authority, intends to develop a new residential development at a site of approximately 0.77 Ha located as part of Holywell, Swords.

The proposed works to be carried out consist of the construction of 3 no. pavilion blocks (Heights varying between 4 and 6 storeys and totalling 5189 sq m Gross Floor Space) with ancillary infrastructure and associated site development work, consisting of:

- 20 no. 1 bed apartments;
- 29 no. 2 bed apartments;
- 8 no. 3 bed apartments;
- Entrance lobby and hallways;
- 34 no. car parking spaces;
- 166 no. long stay bike spaces;
- 57 no. short stay bike spaces;
- Communal amenity space totalling 373 sq m;
- Public open space totalling minimum 1155 sq m

The proposed development will achieve 74 units per Hectare

## 1.6 DESIGN JUSTIFICATION:

Holywell has a rapidly growing network of business and residential developments that are utilised by a significant number of the County's population. The provision of an adequate supply of housing that does not have a detrimental impact on neighbouring development is vital because it will not only contribute positively to an enhanced quality of life in the community but will ensure that the growth that does take place is sustainable.

To achieve these aims it will be crucial to ensure that the impact of development that takes place is mitigated through careful and considerate design protocol. The key principles that have been followed in design are:

- Universal access;
- Healthy placemaking;
- Sustainable design and;
- Safety and security

Regarding building heights and building densities Fingal Development Plan 2023-2029 aims to promote growth and consolidation through the guidance of *Urban Development and Building Heights – Guidelines for Planning Authorities 2018*.

A mix of dwellings which includes Universal Design has been proposed to reflect the need to support different varieties of households through the inclusion of two and three bed apartments. Regarding residential density, the proposed development will achieve 74 units per Hectare, this has been determined to be in line with the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009*, it is also in line with the aims of the National Planning Framework (NPF) to see increases in building heights and densities which is a key part in ensuring its implementation.

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**For Housing at Holywell, Swords, Co. Dublin**  
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## 1.6 DESIGN JUSTIFICATION:

The site which is the focus for the delivery of the residential development is subject to *RS Residential* land use zoning designation of *the Fingal Development Plan 2023-2029*. A residential development within such zoning is therefore identified as a use that is 'Permitted in Principle' as it states that its vision is to:

*“Provide for residential development and protect and improve residential amenity.”*

The vision is to:

*“Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.”*

The most southern tip/part of the subject site is subject to OS – Open Space land use zoning designation in terms of the *Fingal Development Plan 2023-2029*, the stated objective of which is to: *“Preserve and provide for open space and recreational amenities”*.

No residential construction is proposed on this small part of the site, being physically severed from the new Residential Development by the existing hedgerow vegetation and thereby integrated within the overall open space features of the existing Holywell Residential developed area.

## 1.6 DESIGN JUSTIFICATION:

### Proposal in the context of the Barryspark/Crowcastle Masterplan:

In 2019, FCC publish a comprehensive masterplan for the future development of the lands to the north and west of the subject site:

*The lands at Barryspark and Crowcastle will accommodate a mixed use commercial and residential development that will grow into a key economic cluster both for swords and the greater Dublin area. The vision for the masterplan lands is the creation of a unique business campus with complimentary residential development, capable of attracting top-tier employers, set in a high quality green environment, strong transport connection from Metrolink and BusConnects coupled with the nature and scale of development envisaged, will enable the lands to play a key role in the economic life of the region.*

Text extracted from the Barryspark & Crowcastle Masterplan, 2019:

The design proposal anticipates the future development by adopting a pavilion typology with a landscape flowing between the pavilion blocks.

A synergy with the future development to the north is thereby expected. The Holywell Link Road may in due course be re-designed to adjust to the new context by the removal of the roundabout and greater emphasis on pedestrian and cyclists.

The drawings include with this submission include a site plan with the future Barryspark & Crowcastle Masterplan Illustrated. See HHP-HRA-ZZ-00-DR-A-003-Siteplan.

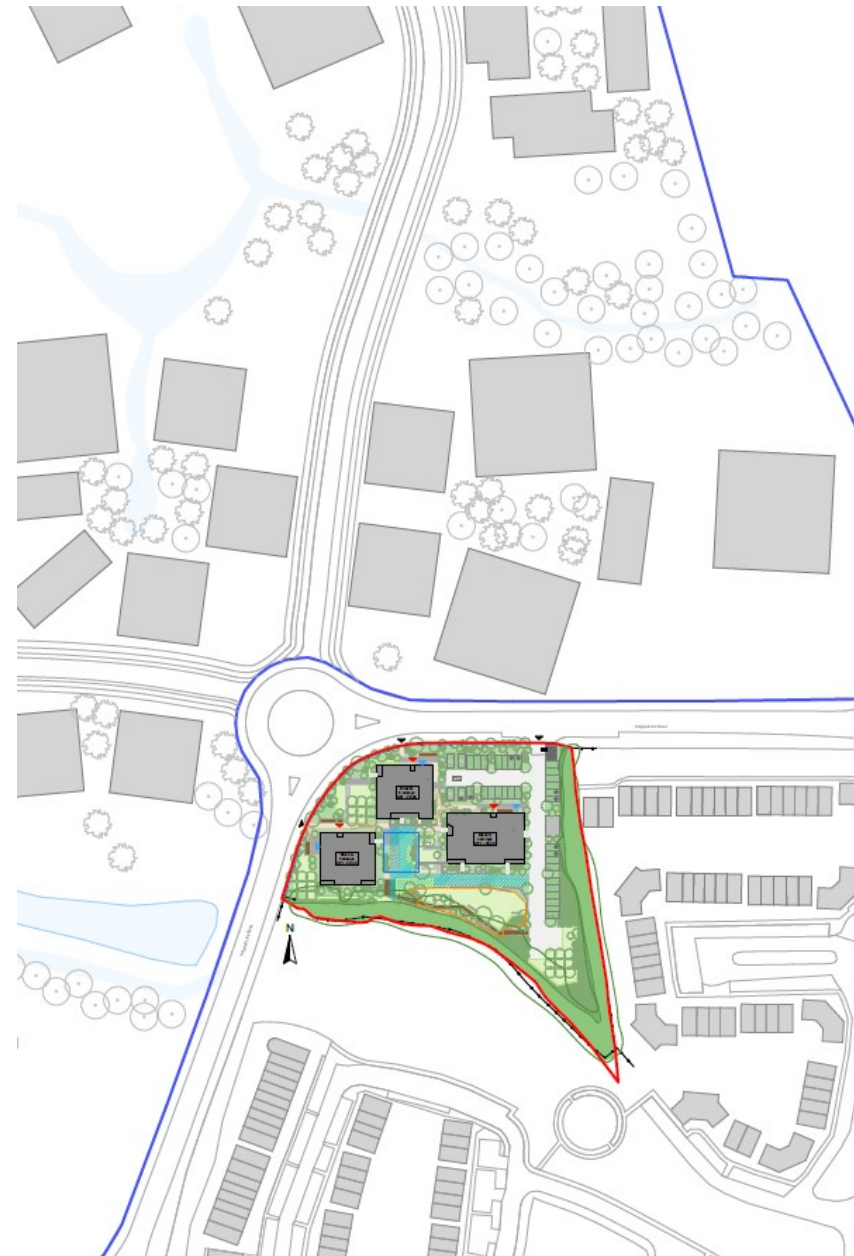
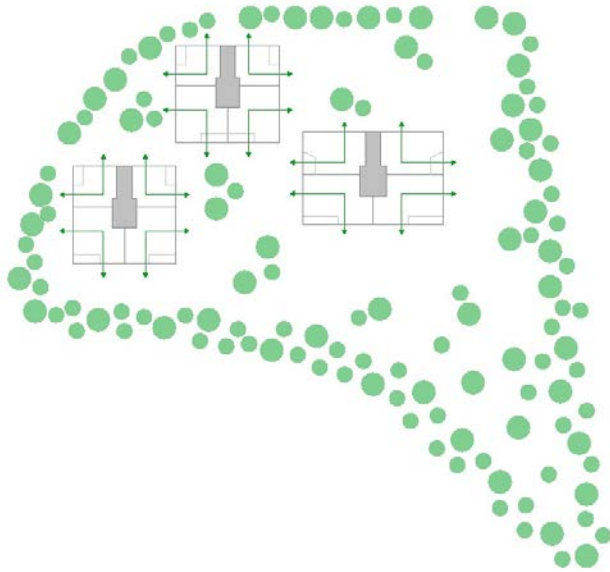


Fig. 1.1 Proposal in the context of the Barryspark & Crowcastle Masterplan



## 1.6 DESIGN JUSTIFICATION:



*Figure 1.2: All Apartments enjoy a garden aspect.*

### **Pavilion Typology:**

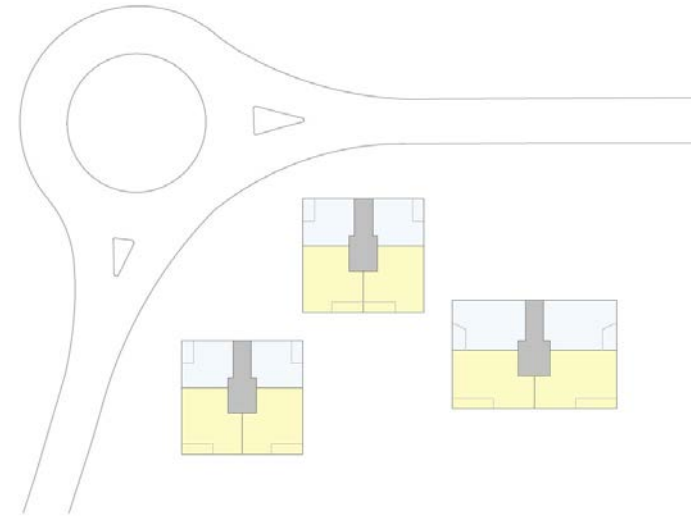
To achieve a high repetition of apartment types, a pavilion typology has been developed for the Hollywell site. Three detached blocks each with 4 apartments per floor are distributed on the site to allow a continuous landscape to be threaded between them. In this way all apartments look out onto the shared landscape rather than being orientated to the street. There are only 5 different apartment types in a simple orthogonal geometry allowing for the potential application of prefabricated solutions.

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## 1.6 DESIGN JUSTIFICATION:



*Figure 1.3 : Larger Apartments(yellow) oriented to the south and the garden*

### **Family Apartments Orientated to the Garden Side.**

Within each apartment block, the larger apartments are placed on the southern side so that families have the benefit of the southern aspect and the deeper garden aspect. The southern side is also the quieter side of the building.

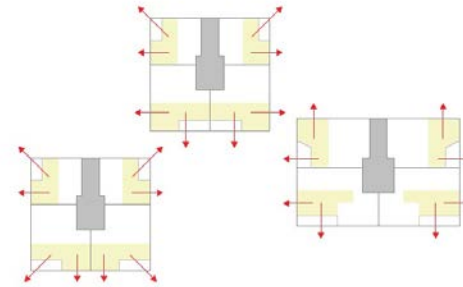
## 1.6 DESIGN JUSTIFICATION:

### Height & Massing:

In the attached documentation the three pavilion blocks are labelled A,B & C. Block A to the west is five storeys, the central block B is 6 storeys and block C to the east is 4 storeys. This distribution of height and mass supports the articulation of the individual pavilions (thereby avoiding the perception of one large mass). Blocks A & C have been appropriately scaled in keeping with the distance between them and the adjacent 2&3 storeys housing. In order to ensure that there is not a detrimental impact as a result of overshadowing, privacy and loss of light; the distribution of the blocks in plan (by applying appropriate set-backs) has been carefully judged. This is to the benefit of the residential amenity of the candidate site as well as neighbouring residents. The scheme does not create any blank gables. Furthermore, the distribution of the landscaping will 'soften' the visual impact of the new buildings.

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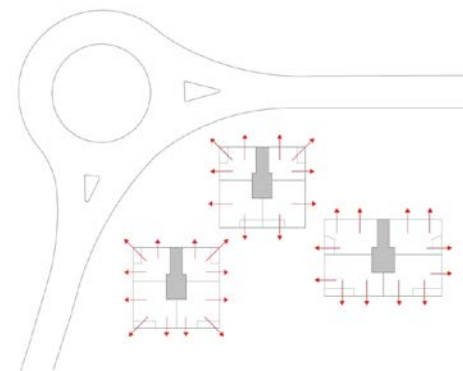
## 1.6 DESIGN JUSTIFICATION:



*Figure 1.4 : All Apart are double aspect – All living rooms are double aspect.*

### Double Aspect Throughout:

The pavilion typology with a compact central core in each block leading to 4 apartments per floor means that 100% of the apartments are double aspect. In fact, most of the living spaces enjoy double aspect. All apartments enjoy a view of the shared landscape.



*Figure 1.5: The block typology provides optimal passive surveillance of the public realm.*

### Passive Surveillance:

The pavilion typology has windows and balconies on all facades. There are therefore no blind corners within the site and optimal passive surveillance will thereby ensure there are few opportunities for anti-social behaviour.

## 1.6 DESIGN JUSTIFICATION:

### Circulation & Plan Efficiency:

The pavilion typology with a compact central core in each block leading to 4 apartments per floor also means that the design delivers a very efficient net to gross ratio of 88%.

Meandering shared corridors have been avoided, thereby avoiding the opportunity for anti-social behaviour. The shared lobbies enjoy natural light through the adjacent stairway. The distribution of lifts is efficient with 19 apartments sharing one lift in block A, 23 apartments sharing a lift in Block B and 15 apartments sharing a lift in Block C.

**Compact Building Form:** the 3 blocks are compact; Blocks A and B are close to a cube. This has optimal façade to volume ratio, being thereby cost- and energy-efficient.

### Building Façade: Finishes and Balcony Type.

In keeping with the requirements of FCC Planning Department, it is proposed that all three blocks would be finished with a light-coloured brick. The balconies are integrated into the building form rather than 'stuck-on'.

### Universal Design

The Fingal County Development Plan requires that 30% of the units (by area) are designed to be to Universal Design standard.

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## 1.6 DESIGN JUSTIFICATION:

### Gross Floors Areas:

Gross floor Areas are set out below per block and per floor:

|                 | Block A       | Block B       | Block C       |
|-----------------|---------------|---------------|---------------|
| <b>GF</b>       | 327.5         | 328.9         | 448.2         |
| <b>1. Floor</b> | 314           | 315.2         | 427.6         |
| <b>2. Floor</b> | 314           | 315.2         | 427.6         |
| <b>3. Floor</b> | 314           | 315.2         | 418.1         |
| <b>4. Floor</b> | 303.4         | 315.2         | 0             |
| <b>5. Floor</b> | 0             | 304.9         | 0             |
| <b>Total</b>    | <b>1572.9</b> | <b>1894.6</b> | <b>1721.5</b> |

### Apartment Areas:

The area of each apartment type is set out in Appendix A.

### Fire Safety and Universal Access:

The current design has been reviewed as regards compliance with Building Regulations.

### Car and Bike Parking Provision:

The provision of carparking has been calculated as:

49 (1&2 beds) x 0.5 = 25 spaces & 8 (3 beds) x 1 = total 33 spaces. – 34 spaces have been provided for in the site layout.

The provision of bike parking has been calculated as:

21 (1 beds) x 2 & 28 (2 beds) x 3 & 8 (3 beds) x 5 = 166 bikes long-stay. Dedicated space has been provided per block at GF: these spaces will be fitted with 2-tier bike racking system. Please refer to drawings HHP-HRA-ZZ-00-DR-A-101-GF for the location.

A further 57 short-stay bike parking spaces will be dispersed through the site landscaping. Refer to landscape design Fc.10\_2001 Landscape Plan for further detail.

## 1.6 DESIGN JUSTIFICATION:

### Refuse Storage

Refuse storage has been calculated based on BS 5906:2005:

British Standards 5906:2005 provides guidance for waste generation for residential premises, the calculation is as follows:

**Number of dwellings x Volume per bedroom (70 l) X Average number of bedrooms + 30\***

\*based on average household occupancy

Therefore;

- 70 l x 99 x 2+30 = 27,750 Litres, for a typical weekly waste at the proposed development.

Using 1100 l Euro bins, this equates to 25 bins for the production of weekly waste.

As per the British Standards, waste production can be reduced by 25% if recycling capacity is provided, which in this case, will be provided at ground level. Dependant on the split between types of waste, this could reduce the capacity by at least 3 bins, thus reducing the total number of bins required to 22 No.

It is expected that the development will be serviced by a waste collection vehicle at least once a week. If there were two waste collection services in one week, only 13 No. 1100 l. euro bins will be required. The frequency of collections will be confirmed with the appointed waste collection service provider.

It should be noted, that the above calculations are a conservative estimate based on 3 bedroom homes, and therefore is a robust approach and will comfortably contain the waste for the other usages on site.

To facilitate this an enclosed compound of 40m<sup>2</sup> has been provided. The size and location of this location of this is indicated in drawing HHP-HRA-ZZ-00-DR-A-002-SitelayoutPlan.

### Daylight Assessment

A daylight, sunlight and overshadowing analysis has been completed by GIA Ltd. Its summary conclusion states that:

*upon completion of the Proposed Development the neighbouring residential properties will not experience a noticeable impact to their current levels of daylight and sunlight, in line with the BRE recommendations. In addition, the Proposed Development provides future occupants with well daylit and sunlit accommodation, along with excellent access to sunlight in the planned open spaces throughout the year.*

For further detail refer to:

HHP-GIA-ZZ-00-RP-A-501(DSO Planning Report).

HHP-GIA-ZZ-00-RP-A-502(DLSL Appendices).

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## 1.6 DESIGN JUSTIFICATION:

### Distances to Neighbouring Properties:

Distances to Neighbouring Properties and between the 3 blocks are set out on HHP-HRA-ZZ-00-DR-A-002-SitelayoutPlan.

## 1.7 CIVIL AND STRUCTURAL DESIGN:

### **Ground Conditions (Geotechnical):**

A desktop study of the Geological Survey Ireland (GSI) website has been carried out. Site investigation reports for two nearby sites were available and the findings are summarised below.

Airside Business Park Phase 4 Development – Site investigation 1999. (450m west of the subject site)

The following is a description of the soil from the site investigation report for the above development carried out in 1999. *The borehole findings are quite consistent. Top soil (300mm) covers the site and is generally underlain by clayey fill. Firm to stiff brown or grey brown gravelly clay is encountered. This brown gravelly clay is followed by very stiff to hard grey black gravelly clay, typically containing cobbles and occasional boulders. Borings were terminated at depths between 6.00 and 7.00 metres, probably on obstructions within the clay matrix. . The final bored depths should not be taken as indicative of the rock horizon. The brown and black gravelly clay strata represent the glacial till deposits typical of the region, the soils are more commonly referred to as brown and black boulder clay.*

Borehole logs describe the soil typically as firm to stiff gravelly CLAY. But there are instances of boreholes showing soft and very loose CLAYS.

Based on the above information, at this stage we are of the view that the soil conditions will allow the use of simple spread foundations and piling will not be required. However, a site investigation of the subject site is required to confirm these assumptions.

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## 1.7 CIVIL AND STRUCTURAL DESIGN:

### **Structural Scheme:**

The proposed layout comprises three apartment blocks of three, four and five storeys. The layout of each floor is replicated going up the building. In this scenario we would envisage a stacked load bearing wall solution with concrete floor slabs spanning between to be optimal.

### **Roads:**

A new site access, internal roads, and footpaths will need to be provided in order to serve future development. These shall be designed in accordance with the following publications:

- Design Manual for Urban Roads and Streets (DMURS)
- Recommendations for Site Development works for Housing Areas

The new site access shall be located a minimum of 50m from the roundabout junction, in accordance with TII document DN-GEO-03060 “Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade separated and compact grade separated junctions)”

## 1.7 CIVIL AND STRUCTURAL DESIGN:

### **Surface Water Drainage:**

Surface water drainage records received indicate that there is existing surface water drainage infrastructure located within the vicinity of the site. There is also an existing surface water drainage ditch located along the southern boundary of the site which the site generally drains towards in a southerly direction. For the proposed development, on-site attenuation will need to be provided to restrict flows to QBAR or 2l/sec/ha (whichever is greater) in line with the Greater Dublin Strategic Drainage Study. SuDS features, such as blue / green roofs, shallow swales, permeable paving, shallow detention basins and bio-retention areas, can be incorporated on site to reduce the quantity of discharge from the site and also to improve discharge water quality.

### **Flooding:**

The lands are within the catchment of the River Gaybrook.

The Fingal East Meath FRAM Study shows that the site is located within Flood Zone C for the Current Scenario Fluvial Flood Event.

The Fingal County Development Plan 2023-2029 Strategic Flood Risk Assessment shows that the site is located within Flood Zone C for the Current Scenario Fluvial Flood Event. The southern end of the site is within Flood Zone B for the Mid-Range Future Scenario (20% Climate Change). The southern portion of the site is within Flood Zone B for the High-End Future Scenario (30% Climate Change).

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## 1.7 CIVIL AND STRUCTURAL DESIGN:

### **Flooding (cont.):**

There is no record of historic flooding events at the site on the OPW FloodInfo website. It is recommended that climate change be considered when assessing the site for the proposed development, as outlined in the Fingal County Development Plan 2023-2029 Strategic Flood Risk Assessment and the OPW Flood Risk Management Guidelines. The minimum Design Level on the site is 26.4m, which is above the minimum Design Level required in order to comply with Table 6.5 of the Fingal County Development Plan 2023-2029 Strategic Flood Risk Assessment. Table 6.5 calculates the minimum design level from the High-End Future Scenario Climate Change flood level and as such the proposed buildings will be located outside of these flood extents and not alter levels within the flood extents.

### **Foul Drainage:**

Foul drainage records obtained indicate that there is existing foul drainage infrastructure within the vicinity of the site. A new foul water drainage network in accordance with Irish Water Requirements will be provided to serve the development. A pre-connection enquiry for 62 no. units was previously submitted to Irish Water and a Confirmation of Feasibility Letter was ultimately received in March 2023 stating that a connection to the existing network was feasible without infrastructure upgrade by Irish Water.

### **Water Supply:**

Water supply records obtained by Irish water indicate that there is existing water supply infrastructure within the vicinity of the site. A new water supply network in accordance with Irish Water Requirements will be provided to serve the development. A pre-connection enquiry for 62 no. units was previously submitted to Irish Water and a Confirmation of Feasibility Letter was received in March 2023 stating that a connection to the existing network was feasible without infrastructure upgrade by Irish Water

## 1.8 MECHANICAL AND ELECTRICAL DESIGN:

### **Mechanical Services:**

#### **Heating Systems:**

Each unit in the apartment blocks will be equipped with an air-to-water heat pump system for heating purposes. These heat pumps utilize energy from the surrounding air to heat water, which is then circulated to provide warmth. The use of air-to-water heat pumps offers energy-efficient heating solutions for the residents.

#### **Radiators:**

To ensure effective heat distribution, radiators will be incorporated throughout the units. Radiators provide a comfortable and controllable means of delivering heat to individual rooms. They are a popular choice for heating systems and contribute to a comfortable living environment within each apartment.

#### **Ventilation System:**

A demand control ventilation system will be installed in each unit. This system ensures optimal indoor air quality by adjusting the ventilation rate based on occupancy, CO<sub>2</sub>, or humidity levels. Wall inlets will be strategically placed in bedrooms and living areas to facilitate proper air circulation and maintain a healthy living environment.

#### **Water Supply:**

Mains water will be supplied to each unit, ensuring a reliable source of clean water for the residents. Additionally, a boosted cold water tank system will be installed to each unit to enhance the water pressure for cold water services, ensuring consistent water flow throughout the apartments.

#### **Drainage:**

The mechanical package includes drainage systems from above the ground floor slab, from wash hand basins, toilets, etc., which will tie up with the Civil Engineers drainage layouts.

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## 1.8 MECHANICAL AND ELECTRICAL DESIGN:

### **Electrical Services:**

#### **Power Distribution:**

Electrical power for the apartment blocks will be supplied from a new on-site substation. The power will then be distributed to a landlord meter cabinet located at each building's entrance hall. From there, it will be further distributed to each unit and landlord equipment, ensuring a reliable and efficient supply of electricity.

#### **Telecoms:**

The electrical scope of services includes the provision of telecoms infrastructure, enabling residents to access communication services such as telephone, internet, and other data connections within their apartments.

#### **Fire Alarm and Intruder Alarm:**

To ensure the safety and security of residents, a comprehensive fire alarm system to all areas and intruder alarm system to landlord areas will be installed. The lift will incorporate an Aspirating Smoke Detection system. These systems will provide early detection of fire and unauthorized access, enabling prompt response and evacuation if necessary.

#### **Lighting:**

Internally, the electrical services encompass lighting solutions for each unit. Adequate LED lighting will be installed in bedrooms, living areas, kitchens, and bathrooms to meet the residents' lighting needs. External lighting will also be provided to ensure safety and security in common areas such as parking, walkways, and entrances.

#### **Emergency Lighting:**

Emergency lighting systems will be incorporated to provide illumination during power outages or emergency situations. These systems will guide residents to safety and help prevent accidents or panic in low-light conditions.

## 1.9 LANDSCAPE DESIGN:

### Landscape Design:

The Pavilion Typology anticipates a continuous landscape design that is threaded through the individual blocks. In this way the garden experience is shared by all residents.

Existing hedgerows to the south and east will be retained as significant ecology habitats. The project has been set out to avoid critical tree roots.

Carparking will be integrated with shrub planting; with the parking broken up to max 6 places with planted islands in line with DMURS.

Approximately 200 m<sup>2</sup> play activity will be provide for children up to 12 years with a mix of nature play and standard equipment.

For further detail on the landscape design, please refer to the following documentation production by DFLA:

FC.10\_2001 Landscape Plan

FC.10\_2002 Boundary Treatments

FC.10\_2400 Landscape Sections

FC.10\_2500 Typical Landscape Details

FC.10\_2001 Design Rationale





## 1.10 PERSPECTIVE VIEWS:



Detail view of the landscaping between blocks A,B&C.

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## 1.10 PERSPECTIVE VIEWS:



**View from Holywell Link Road: Side Entrance between Blocks A&B.**

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## 1.10 PERSPECTIVE VIEWS:



View of the proposed design from the South.



Detail view of the landscaping between blocks B&C.

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## 1.11: Individual Apartment Plans with Areas

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| TYPE 1                                   |        |          |
|--|--------|----------|
| 1BED / 2P                                |        |          |
|  | Target | Proposed |
| Gross internal area (m <sup>2</sup> )    | 45     | 51.7     |
| Aggregate living area (m <sup>2</sup> )  | 23     | 23.1     |
| Aggregate bedroom area (m <sup>2</sup> ) | 11     | 11.5     |
| Storage (m <sup>2</sup> )                | 3      | 3.1      |
| Balcony (m <sup>2</sup> )                | 5      | 5        |

GENERAL NOTES

±0.00 = FINISHED GROUND FLOOR LEVEL  
= OS +26.4

TO BE READ IN CONJUNCTION WITH ALL TENDER INFORMATION FROM ALL OTHER DESIGN CONSULTANTS.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CHECK DIMENSIONS ON SITE.

DO NOT SCALE.

USE FIGURED DIMENSIONS ONLY.

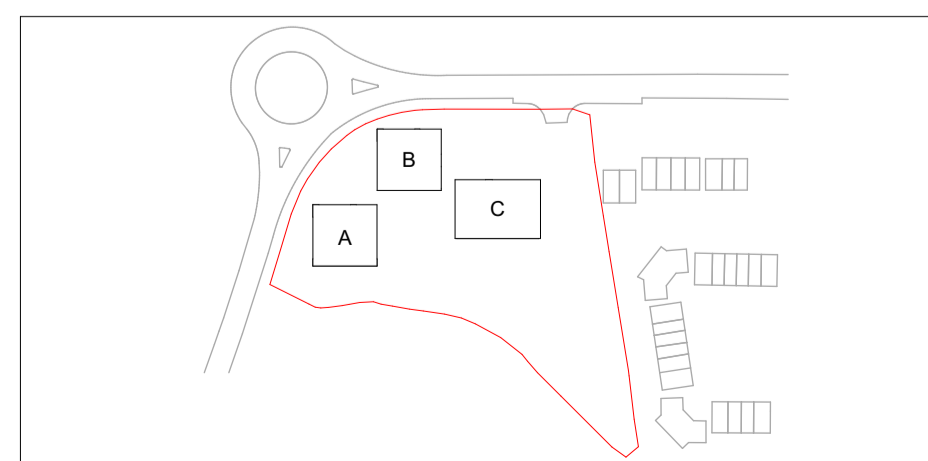
COPYRIGHT RESERVED.

SIX DIGIT CODE IN EACH PRODUCT DESCRIPTION REFERS TO THE RELEVANT SECTION IN THE HRA SPEC.

|                      |                 |
|----------------------|-----------------|
| —+— Structural level | ⊙ Kitchen type  |
| —+— Finished level   | ⊠ Bathroom type |
| —+— Structural level | ⊠ Window type   |
| —+— Finished level   | ⊠ Door type     |

SURVEY DRAWING

APEX SURVEY TOPOGRAPHICAL SURVEY DRAWING NUMBER 3889 - 31.05.19

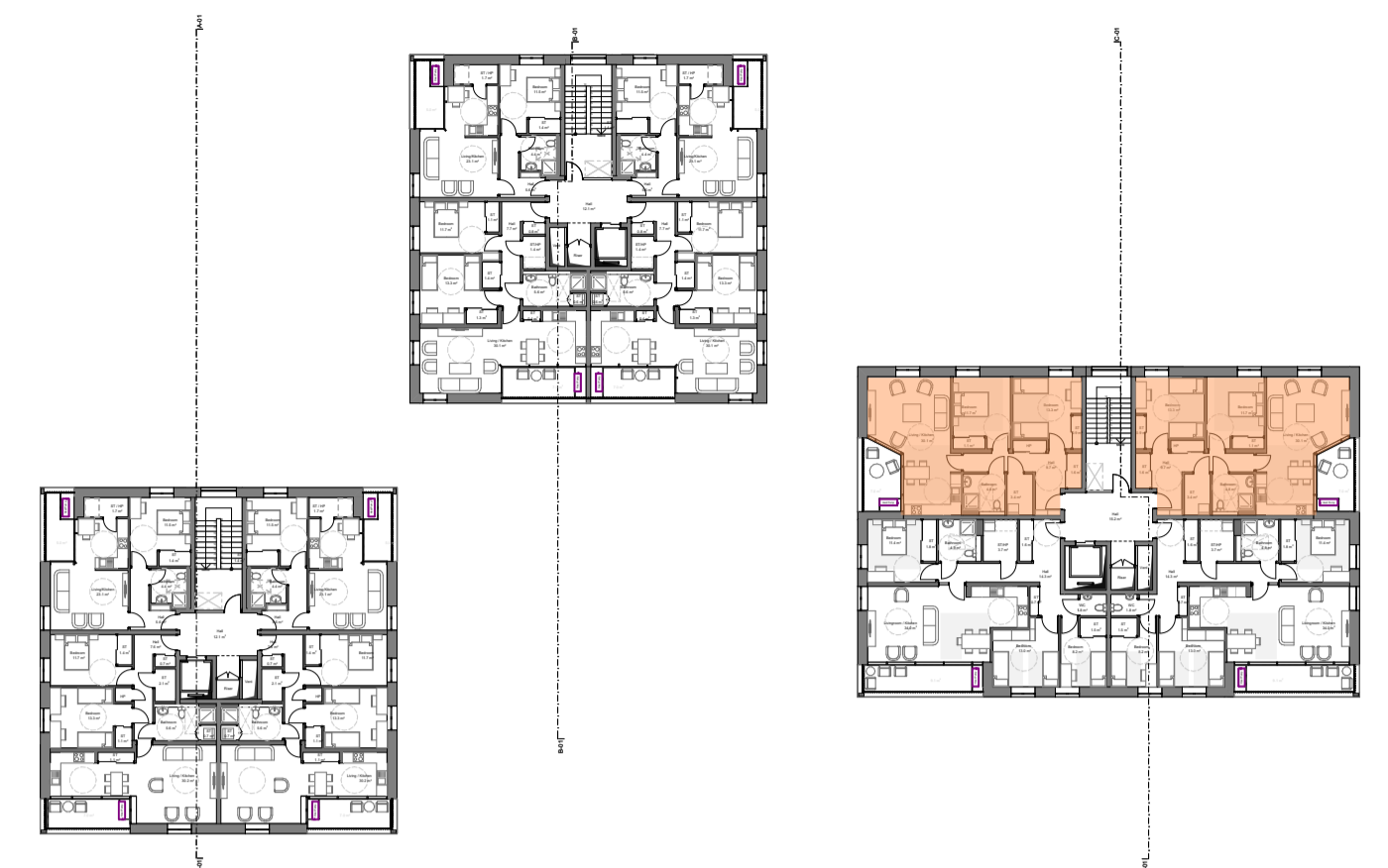
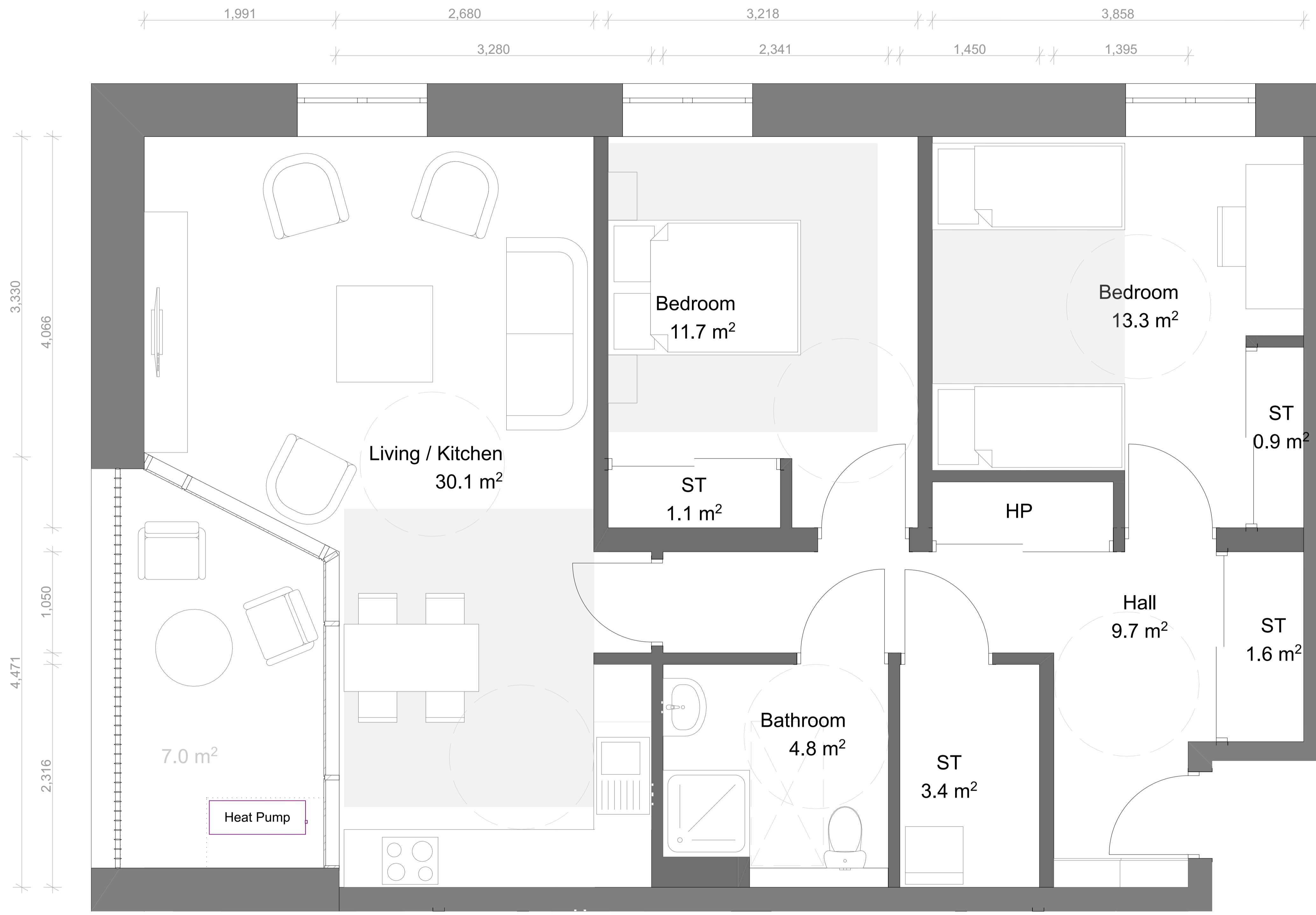


| No. | Revision | Date | By | CHK'd | App'd |
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|     |          |      |    |       |       |
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| CLIENT<br>FINGAL COUNTY COUNCIL          |                                 | STAGE<br>PLANNING                 |
| PROJECT<br>HOLYWELL HOUSING PROJECTS     |                                 | DRAWING DIMENSIONS<br>594 x 841mm |
| DRAWING TITLE<br>Type 1                  |                                 | DATE<br>28/09/2023                |
| DRAWING NO.<br>HHP-HRA-ZZ-DR-A-25-Type-1 | SCALE<br>1:25 @ A1<br>1:50 @ A3 |                                   |
| DRAWN<br>KKP                             | CHECKED<br>MH                   |                                   |







**TYPE 3 Universal Design**  
2BED / 4P

|  | Target | Proposed |
|--|--------|----------|
| Gross internal area (m <sup>2</sup> )    | 73     | 83.8     |
| Aggregate living area (m <sup>2</sup> )  | 30     | 30.1     |
| Aggregate bedroom area (m <sup>2</sup> ) | 25     | 25       |
| Storage (m <sup>2</sup> )                | 7      | 7        |
| Balcony (m <sup>2</sup> )                | 7      | 7        |

GENERAL NOTES

±0.00 = FINISHED GROUND FLOOR LEVEL  
= OS +26.4

TO BE READ IN CONJUNCTION WITH ALL TENDER INFORMATION FROM ALL OTHER DESIGN CONSULTANTS.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CHECK DIMENSIONS ON SITE.

DO NOT SCALE.

USE FIGURED DIMENSIONS ONLY.

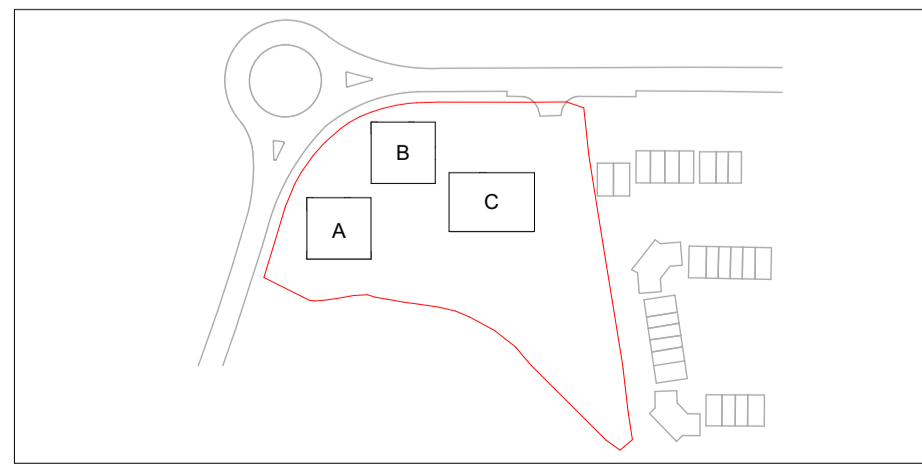
COPYRIGHT RESERVED.

SIX DIGIT CODE IN EACH PRODUCT DESCRIPTION REFERS TO THE RELEVANT SECTION IN THE HRA SPEC.

|                    |                 |
|--------------------|-----------------|
| → Structural level | ⊙ Kitchen type  |
| → Finished level   | ⊠ Bathroom type |
| → Structural level | ⊠ Window type   |
| → Finished level   | ⊠ Door type     |

SURVEY DRAWING

APEX SURVEY TOPOGRAPHICAL SURVEY DRAWING NUMBER 3889 - 31.05.19



| No. | Revision | Date | By | CHK'd | App'd |
|-----|----------|------|----|-------|-------|
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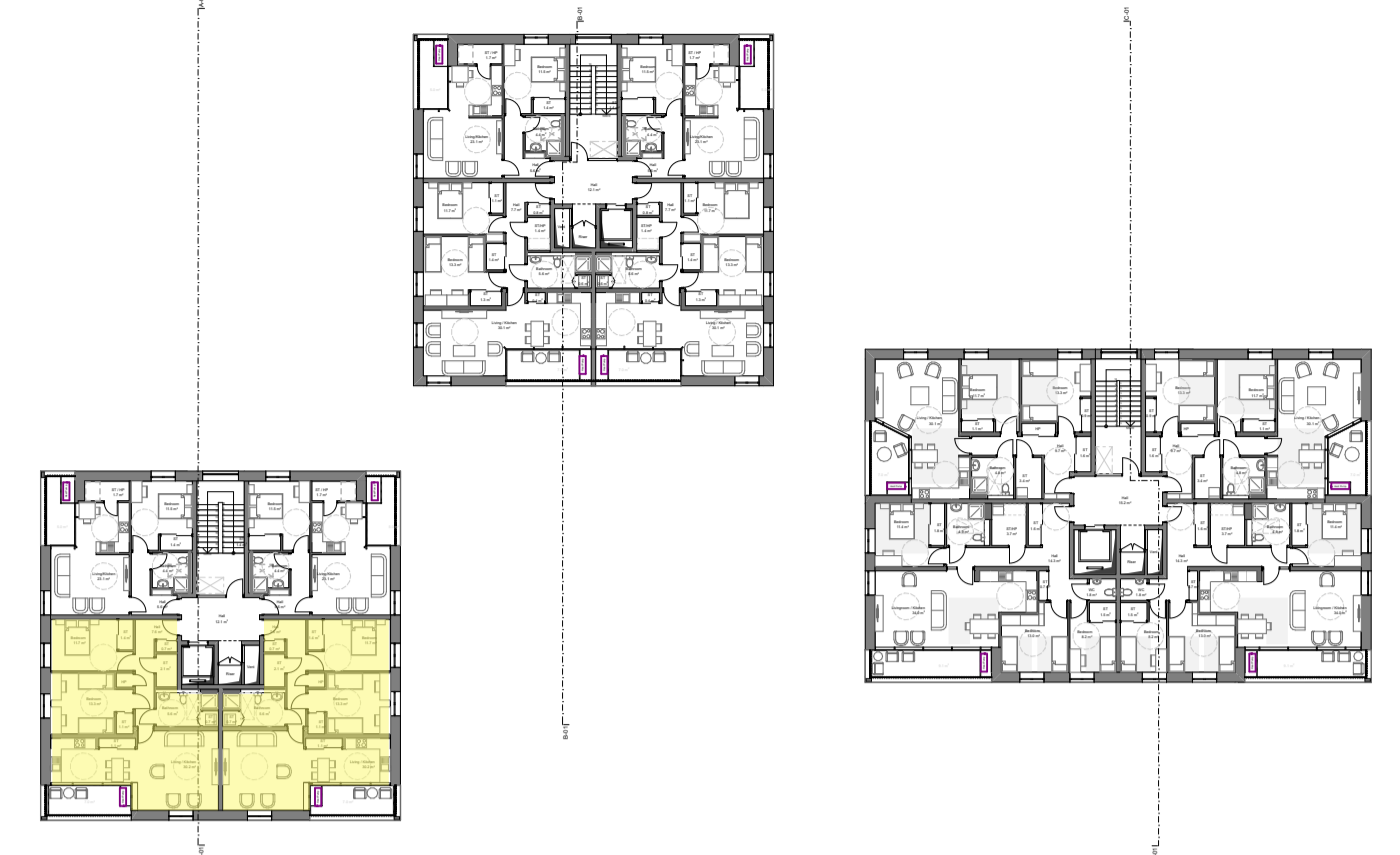
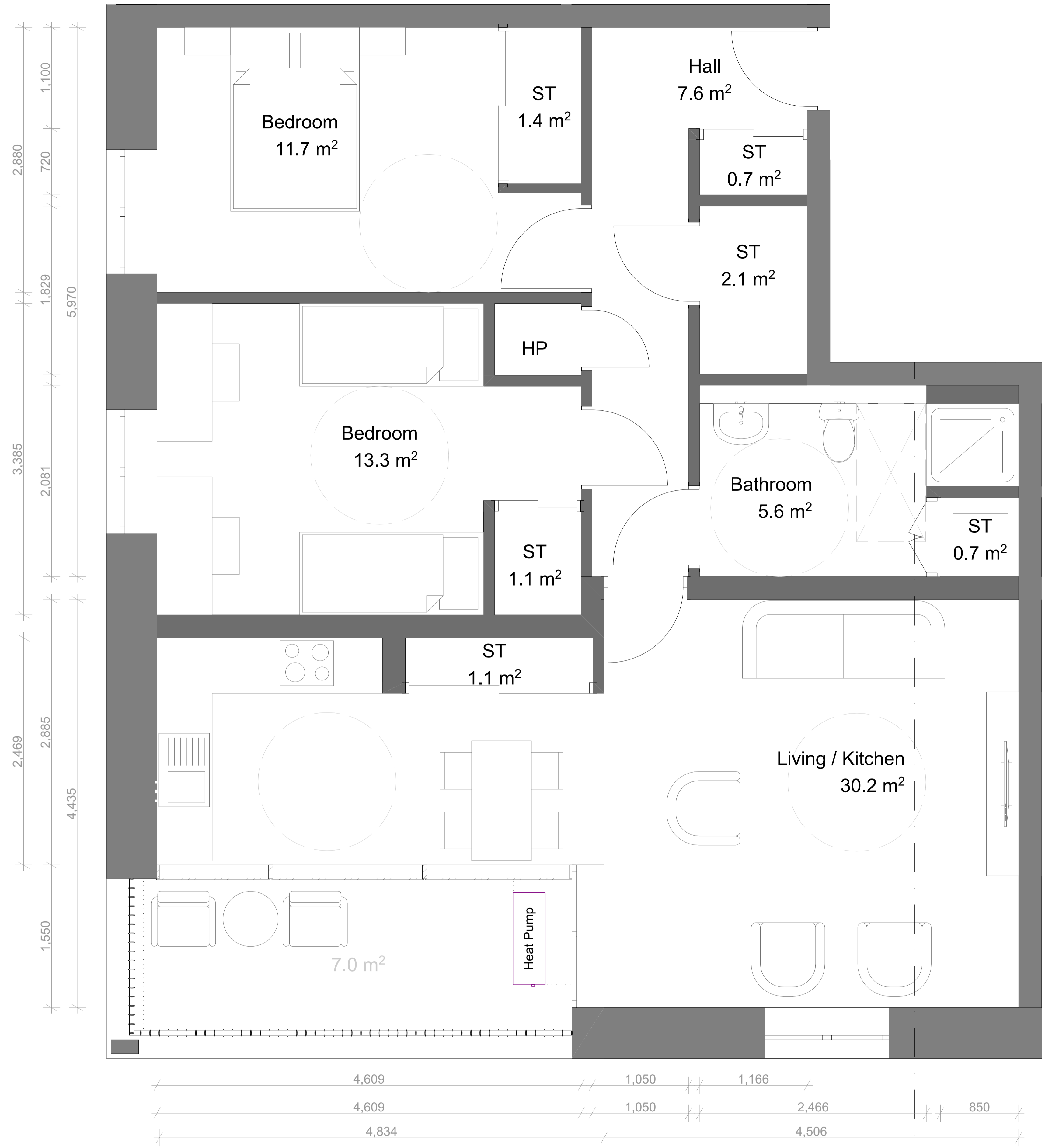
|  |                                 |                                   |
|--|---------------------------------|-----------------------------------|
| CLIENT<br>FINGAL COUNTY COUNCIL          |                                 | STAGE<br>PLANNING                 |
| PROJECT<br>HOLYWELL HOUSING PROJECTS     |                                 | DRAWING DIMENSIONS<br>594 x 841mm |
| DRAWING TITLE<br>Type 3                  |                                 | DATE<br>28/09/2023                |
| DRAWING NO.<br>HHP-HRA-ZZ-DR-A-27-Type-3 | SCALE<br>1:25 @ A1<br>1:50 @ A3 |                                   |
| DRAWN<br>KKP                             | CHECKED<br>MH                   |                                   |

**HRA**  
Henchion + Reuter Architects  
Dublin + Berlin

The Barracks, 76 Iestown Road, Dublin 4, Ireland  
+353 (0)1 6674740  
info@henchion-reuter.com  
www.henchion-reuter.com







| TYPE 5                                   |        |          |
|--|--------|----------|
| 2BED / 4P                                |        |          |
|  | Target | Proposed |
| Gross internal area (m <sup>2</sup> )    | 73     | 83       |
| Aggregate living area (m <sup>2</sup> )  | 30     | 30.2     |
| Aggregate bedroom area (m <sup>2</sup> ) | 25     | 25       |
| Storage (m <sup>2</sup> )                | 7      | 7.1      |
| Balcony (m <sup>2</sup> )                | 7      | 7        |

**GENERAL NOTES**

±0.00 = FINISHED GROUND FLOOR LEVEL  
= OS +26.4

TO BE READ IN CONJUNCTION WITH ALL TENDER INFORMATION FROM ALL OTHER DESIGN CONSULTANTS.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CHECK DIMENSIONS ON SITE.

DO NOT SCALE.

USE FIGURED DIMENSIONS ONLY.

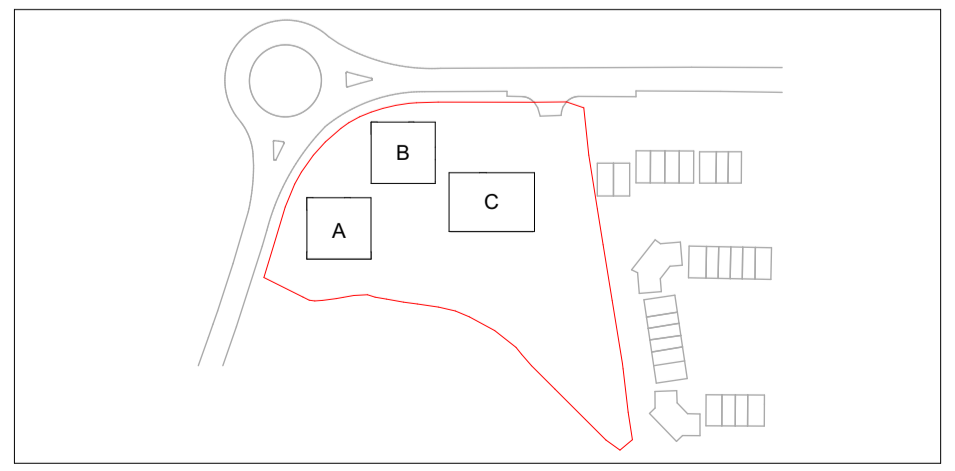
COPYRIGHT RESERVED.

SIX DIGIT CODE IN EACH PRODUCT DESCRIPTION REFERS TO THE RELEVANT SECTION IN THE HRA SPEC.

|                      |                 |
|----------------------|-----------------|
| —+— Structural level | ⊙ Kitchen type  |
| —+— Finished level   | ⊠ Bathroom type |
| —+— Structural level | ⊠ Window type   |
| —+— Finished level   | ⊠ Door type     |

SURVEY DRAWING

APEX SURVEY TOPOGRAPHICAL SURVEY DRAWING NUMBER 3889 - 31.05.19



| No. | Revision | Date | By | CHK'd | App'd |
|-----|----------|------|----|-------|-------|
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|--|---------------|-----------------------------------|
| CLIENT<br>FINGAL COUNTY COUNCIL          |               | STAGE<br>PLANNING                 |
| PROJECT<br>HOLYWELL HOUSING PROJECTS     |               | DRAWING DIMENSIONS<br>594 x 841mm |
| DRAWING TITLE<br>Type 5                  |               | DRAWING DIMENSIONS<br>297 x 420mm |
| DRAWING NO.<br>HHP-HRA-ZZ-DR-A-29-Type-5 |               | DATE<br>28/09/2023                |
| SCALE<br>1:25 @ A1                       | CHECKED<br>MH |                                   |
| SCALE<br>1:50 @ A3                       |               |                                   |
| DRAWN<br>KKP                             |               |                                   |

**HRA**

Henchion + Reuter Architects  
Dublin + Berlin

The Barracks, 76 Irlstown Road, Dublin 4, Ireland  
+353 (0)1 6674740  
info@henchion-reuter.com  
www.henchion-reuter.com