

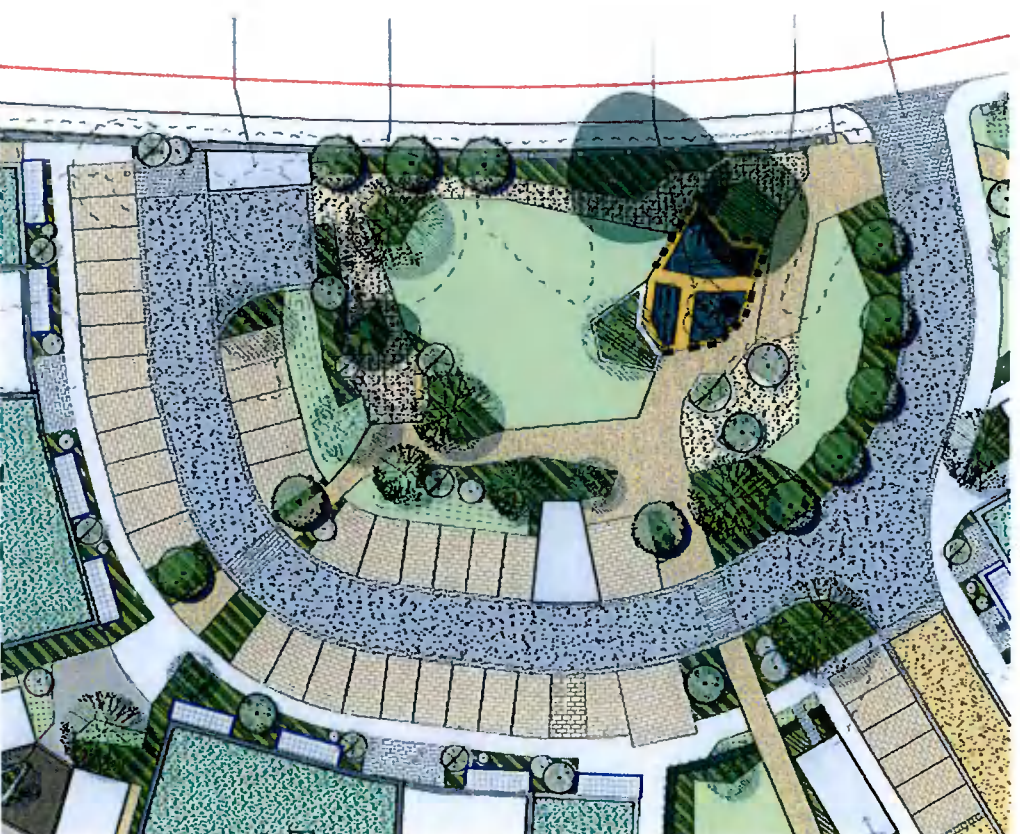
# ARCHITECTS DESIGN STATEMENT

for

## RESIDENTIAL DEVELOPMENT

at

### HAYDEN'S LANE, LUCAN, CO. DUBLIN



SUBMISSION TO  
SOUTH DUBLIN COUNTY COUNCIL

DECEMBER 2021



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### DESIGN TEAM

**Client:** Jackie Greene Construction Ltd  
**Planning Consultant:** McGill Planning  
**Architect:** Oppermann Associates Ltd  
**Civil/Structural Eng:** Roger Mullarkey Associates  
**Landscape Architect:** Cunnane Stratton Reynolds  
**Traffic Consultant:** Michael Moran



This Design Statement forms part of a Planning Application submission for a proposed new residential

development at Hayden's Lane, Lucan where it borders the Griffeen Valley Park, Co. Dublin

The intention of this document is to outline proposals in a general manner and to set out the urban and planning context and architectural principles that informed the design process.

The proposed development is located on the site of a former industrial unit (now demolished) at the southern end of Hayden's Lane (a cul-de-sac). It is proposed to provide a total of 74 Apartments - 48 two bedroomed units, 20 one bedroomed units and 6 three bedroomed units in a three, four and five storey apartment type arrangement around a central open space and associated communal facilities.



## 1. 0 INTRODUCTION

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The site is located at the southern end of Haydens Lane. Hayden's Lane is a cul-de-sac. The site is bounded by Hayden's Lane to the west, by Griffeen Valley Park to the South and East, and by "Old Forge" housing estate to the North East and by a number of individual residential units to the north. A major feature of this site is its proximity to Griffeen Valley Public Park along the Eastern border.

The site apart from the concrete hardstanding (all that remains of a former industrial unit) is largely overgrown. Current vehicular access to the site is at the north end of the site. A secondary exit exists at the south end of the site. A number of mature trees exist and it is the intention to retain these where possible. The previous industrial units (now demolished) stood at 6 meters high to the eaves of the main buildings.

Public pedestrian access exists to Griffeen Valley Park directly to the south of the site. Vehicular access along Haydens Lane ceases directly outside the site, however, pedestrian access continues south with a footbridge over (Adamstown Way) and the railway lines leading to Adamstown Railway Station.

A number of dry ditches border the site along the south, east and north eastern boundaries.

The site at present is generally bounded on Haydens Lane by palisade fencing which will be removed and replaced with a new boundary treatment. The boundary to the remainder of the site is a mixture of overgrown hedgerow, trees and palisade fencing.

For the purposes of this application, the site shown within the red line includes small sections of land in the care of South Dublin County Council and a Letter of Consent has been included.

The site is situated 13.5 kms from Dublin City Centre and located in an area with well established transport / road infrastructure and residential developments including traditional two storey detached and semi-detached housing and apartment developments. The site is well served with public transport with a direct commuter service (Irish Rail) connection at Adamstown Train Station and local bus services.



## 2.0 SITE LOCATION



from Griffen Valley Park looking into site



Center of site looking west



East side of site looking north



Rear of slab looking east towards Griffen Valley Park



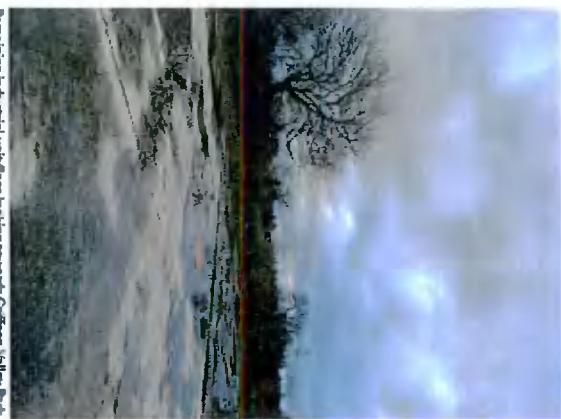
East of slab looking east towards Griffen Valley Park



Remaining industrial unit slab looking north



Looking East



Remaining industrial unit floor looking towards Griffen Valley Park

## 2.0 SITE LOCATION – SITE PHOTOGRAPHS



### 3.1 Site Analysis

The site is bordered to the west by Hayden's Lane with road frontage for the length of the site. This road frontage at the end of Haydens Lane offers a mature "Sylvan" setting beyond which is the entrance to Griffeen Valley Park. The southern and eastern boundaries face Griffeen Valley Park with excellent uninterrupted views and potential linkages.

The north and north eastern sections of the site back onto the established residential estate - the Old Forge. Also to the north and north east of the site, there are narrow strips of overgrown lands in the care of South Dublin County Council.

These lands with the consent of the Council are included in the application. Currently the site (for the most part) is secured with a mixture of palisade fencing and overgrown vegetation. The site is generally flat with an area of circa 0.86 hectares.

Within the site, there are a number of mature trees. The design intention is to retain as many as possible as part of an overall landscape plan / strategy. A separate report is attached. In particular it is proposed to retain as much of the existing tree line along Hayden's Lane as possible.

The site benefits from the Griffeen Valley Park to the south and east. Haydens Lane is a public road. We consider the site a unique opportunity for a high quality residential development that can protect and improve the residential amenity of the surrounding area in line with the zoning objectives in the SDCC Development Plan.







### 3.2 Zoning

The site is zoned "Objective RES" in the South Dublin Development Plan 2016-2022 - "to protect and improve residential amenity".

A number of preliminary design schemes were analysed with various residential typologies mixes and densities.







3.0 SITE ANALYSIS – GOOGLE MAP (Note: Industrial building now removed)





1 Outline of existing hard standing remaining following the demolition (by others) of the previous industrial estate

2 Existing main entrance

3 Dry ditch

4 Lands in the ownership of SDCC

5 Old Forge Housing Estate

6 Sylvan setting along lane

7 Griffen Valley Park



**Scheme Design**

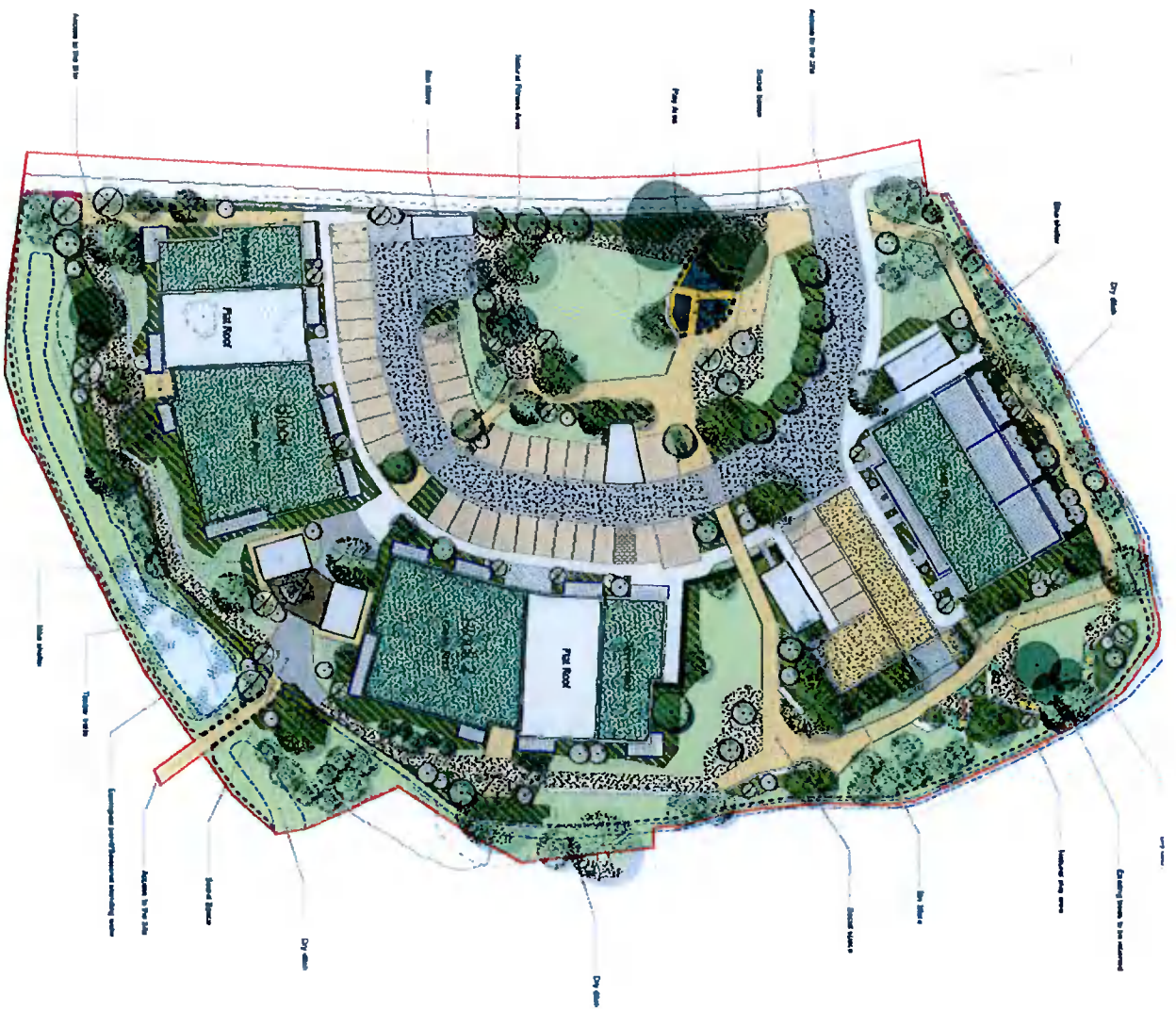
The site is laid out to maximise the benefit and overlooking of the park, with 34 units having direct views out south and west over the park and a further 8 having oblique views.

The blocks are arranged in a rough horseshoe shape looking out onto a generous central Public Open Space, which connects eastward and south-eastward to secondary Public Open Spaces.

Communal Open Spaces are provided to the rear of each block, and each ground floor unit has a Private Terrace.

Each block has been provided with green roofs, with relatively small areas retained for solar panels / roof plant.

The blocks are 3 storeys high were they about or are closest to adjacent residences, and rise to 5 storeys to the southeast of the site where they are at greatest distance from neighbouring properties.



**SCHEME DESIGN**

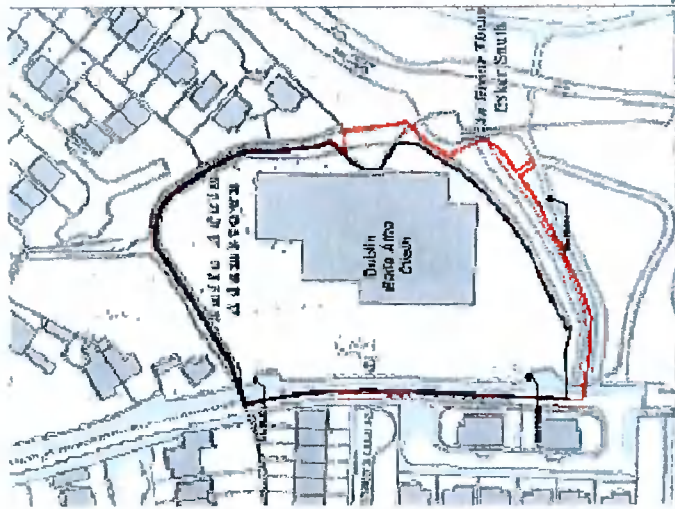
**Description**

The development will consist of:

- Demolition (site clearance) of what remains of the former industrial building. The building itself was demolished some years ago and all that remains is the concrete floor slab.
- Construction of 54 residential units in 3 No. blocks
  - a) North Block: 4 two bedroomed units and 4 three bedroom units.
  - b) East Block: 9 two bedroomed units and 9 three bedroom units.
  - c) West Block: 14 two bedroomed units and 14 three bedroom units.
- 54 car parking spaces including 3 No. disabled spaces and 6 No. spaces with electric charging points and 135 No. cycle parking facilities spaces (2 per two bed unit and 3 per three bed unit). 100 of these spaces have been provided inside the units and the 35 provided externally.
- New boundary treatment along Hayden's Lane including entrance to the proposed development in the former entrance to the new demolished industrial unit
- All associated development works, bin stores and landscaping.

**Development Data**

Ownership Area = 0.88Ha  
 Application site area = 1.09 ha (10,900 sq. m.)  
 (includes areas currently in the ownership of South Dublin County Council)

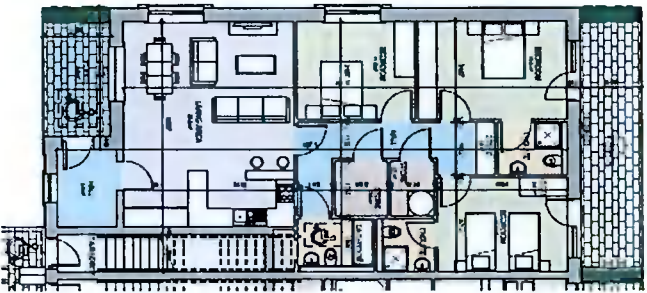


**Toi Number of Residential Units =**  
74

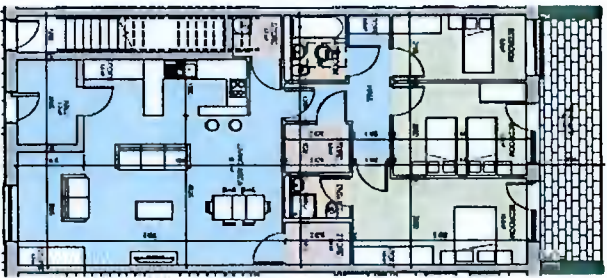
**Mix of Units**

One-bedroomed units: 20 (27%)  
 Two-bedroomed units: 48 (65%)  
 Three-bedroomed units: 6 (8%)

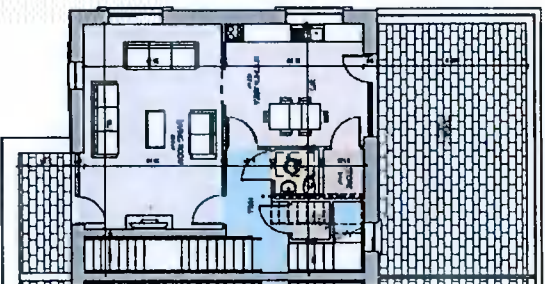




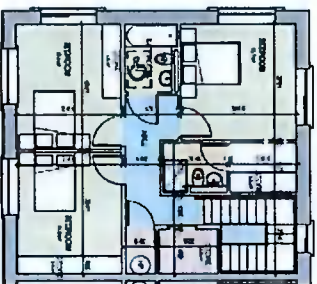
T1 - BLOCK 1 3-BED UNIT  
1175  
112.5 sqm



T2 - BLOCK 1 3-BED UNIT  
1175  
121.4 sqm

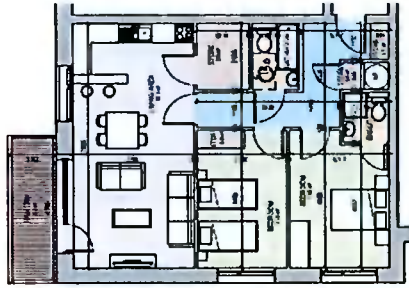


T3 - BLOCK 1 3-BED DUPLEX (FF)  
1175  
65.0 sqm

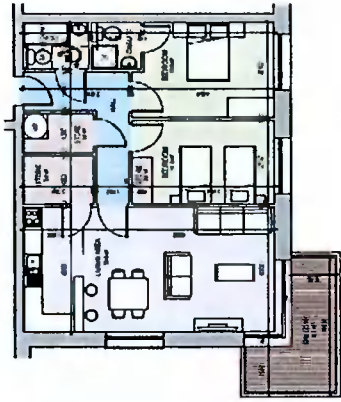


T3 - BLOCK 1 3-BED DUPLEX (SF)  
1175  
65.8 sqm

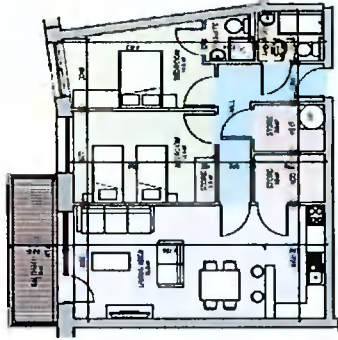
#### 4.0 DESCRIPTION OF DEVELOPMENT – apartment unit types - East & West Blocks



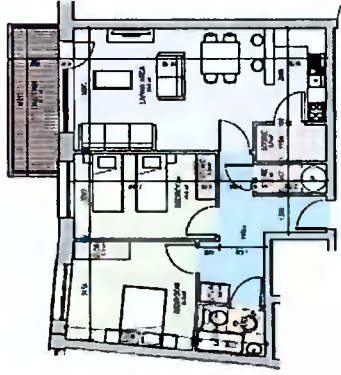
**T4 - BLOCKS 2&3 2-BED UNIT**  
1:75 78.4 sqm



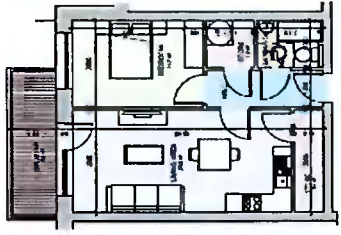
**T5 - BLOCKS 2&3 2-BED UNIT**  
1:75 77.6 sqm



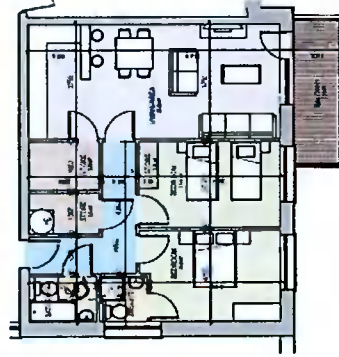
**T6 - BLOCKS 2&3 2-BED UNIT**  
1:75 77.5 sqm



**T7 - BLOCKS 2&3 2-BED UNIT**  
1:75 75.8 sqm



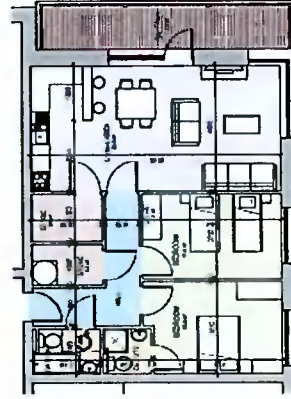
**T8 - BLOCKS 2&3 1-BED UNIT**  
1:75 49.6 sqm



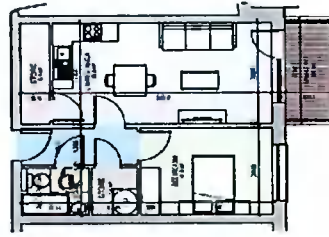
**T9 - BLOCKS 2&3 2-BED UNIT**  
1:75 77.6 sqm



**T10 - BLOCKS 2&3 2-BED UNIT**  
1:75 75.6 sqm



**T11 - BLOCKS 2&3 2-BED UNIT**  
1:75



**T12 - BLOCKS 2&3 1-BED UNIT**  
1:75 49.6 sqm

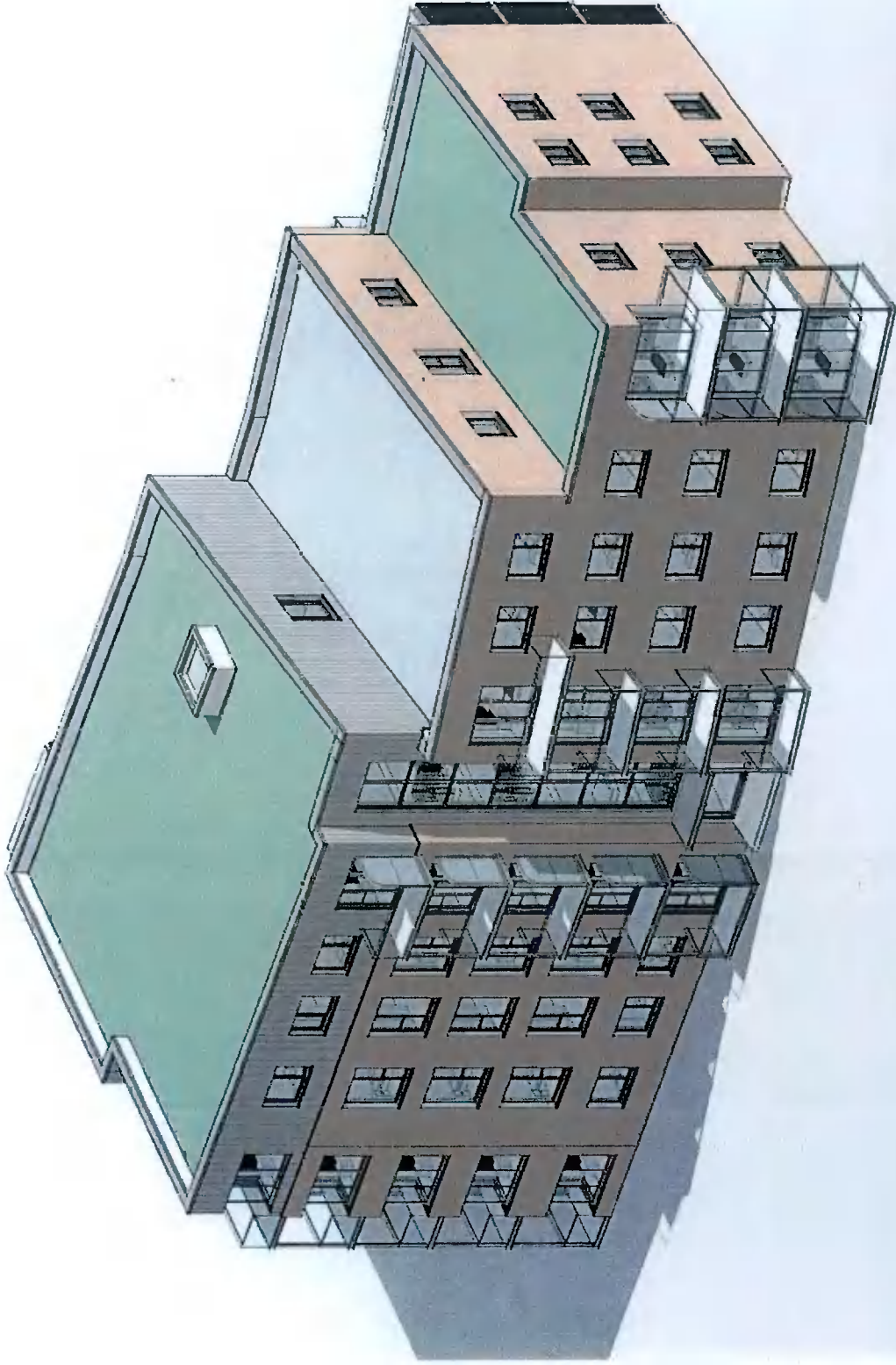
4.0 DESCRIPTION OF DEVELOPMENT – apartment unit types – Blocks 2 & 3





BLOCK 1 SKETCH VIEW 01

4.0 DESCRIPTION OF DEVELOPMENT – Block 1 – 3D view



4.0 DESCRIPTION OF DEVELOPMENT – Block 2 – 3D view (rear)





4.0 DESCRIPTION OF DEVELOPMENT – Block 3 – 3D view (front)

A limited palette of high quality, low-maintenance and durable materials have been chosen for this development.



The materials are appropriate for the Residential nature of the buildings and respond to the differing styles of the existing houses in the environs.

Brick has been chosen as the predominant material to the front elevations of the units, with zinc cladding used to highlight the double-height entrance volumes and to the western (Hayden's Lane) elevation to reflect the houses opposite.

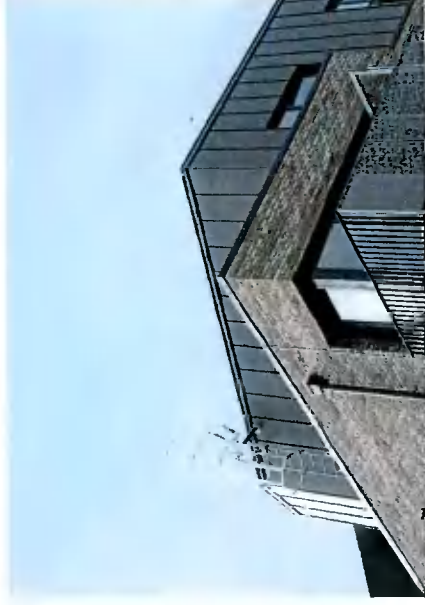


The colour of the brick is chosen for its light and warm shade to enrich the streetscape within the development, also wrapping the front private open space terraces for the ground floor units.

Parapet cappings and cills are detailed with adequate overhangs to form drips intended to throw off rainwater and to reduce staining and streaking of the surface.

Dark-framed windows throughout are banded into double-height features to add visual interest.

Balustrades throughout the development will be made of robust galvanised and painted mild steel sections.





#### **Car Parking, Bicycles and Roads**

Car parking provision is limited to that necessary to meet the estimated needs of the residents, visitors and users of service vehicles. Car parking spaces are provided on a ratio of 0.57 car parking space per unit i.e. 42 spaces. Within this number, 2 No. spaces are provided for disabled persons (just over 5% of the total number) and 6 No. spaces are provided for electric vehicle (EV) charging.

Car Parking spaces are 5 metres x 2.5 metres generally and the standard road width is 6 meters.

#### **Cycles**

Provision for cycle parking is provided on the basis of 1 No. cycle space per bedroom, plus 0.5 spaces per unit for visitors. This results in a total requirement of 171 cycle spaces to be provided. 180 spaces are provided in three External Bicycle Storage locations – purpose-built shelters with passive supervision through overlooking from adjacent units.



#### **Drainage**

It is proposed to connect into the foul sewer adjacent to the south of the site and the drinking water is to be supplied using the existing connection to the Irish Water owner infrastructure on Haydens Lane. A Confirmation of Feasibility letter relating to both water and wastewater connections was obtained from Irish Water and can be viewed in the RMA submission documentation. Surface water drainage incorporates several SUDS measures such as Bio-Retention areas, Filter Drains, Permeable paving, Rainwater Butts, Tree Pits, catchpits and a petrol interceptor all of which are incorporated into the landscaping scheme and have been agreed in principle with the Drainage Department as part of the pre-planning discussions. As was requested by the Parks Department in pre-planning meetings and as part of the overall SUDS strategy, use has been made of the existing surrounding dry-ditches and incorporating same into the bio-diverse SUDS elements of the surface water management from the site—refer to the RMA drawings and reports for further information.

#### **Refuse Storage**

Three refuse storage locations are provided in this scheme - one adjacent to each block.

It is anticipated that the scheme will be fully managed and the Management Company Agents shall be responsible for refuse collection.

The bins are to be housed in open timber clad enclosures to allow for adequate ventilation. A drain is provided for washdown purposes.

## 4.0 DESCRIPTION OF DEVELOPMENT

UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA ACHIEVED (sq.m)	UNIT AREA ACHIEVED (sq.m)	% ABOVE MINIMUM REQUIRED	TYPE	ASPECT	ORIENTATION	CEILING HEIGHT (m)	NO. OF BEDROOMS	NO. OF BED SPACES	AGGREGATE BEDROOM AREA REQUIRED (sq.m)	AGGREGATE BEDROOM AREA ACHIEVED (sq.m)	MAIN LIVING ROOM WIDTH REQUIRED (m)	MAIN LIVING ROOM WIDTH ACHIEVED (m)	AGGREGATE LIVING AREA REQUIRED (sq.m)	AGGREGATE LIVING AREA ACHIEVED (sq.m)	EXTERNAL BICYCLE STORAGE SPACES (INCL. VISITOR)	INTERNAL BICYCLE STORAGE SPACES	AGGREGATE STORAGE AREA REQUIRED (sq.m)	AGGREGATE STORAGE AREA ACHIEVED (sq.m)	BALCONY AREA REQUIRED (sq.m)	BALCONY AREA ACHIEVED (sq.m)	BALCONY DEPTH REQUIRED (m)	BALCONY DEPTH ACHIEVED (m)	
<b>BLOCK 1 - GROUND FLOOR APARTMENTS</b>																										
1	Apt 3 Bed Apartment		90	112.5	25%	T1	Triple	N+S+W	2.8m	3	6	31.5	36.3	3.8	5.5	34	35.2	0	0	9	9.8	9	17.3	1.5m	2	
2	Apt 3 Bed Apartment		90	121.4	35%	T1	Dual	N+S	2.8m	3	5	31.5	35.5	3.8	6.6	34	47.7	0	0	9	10.8	9	16.7	1.5m	2	
3	Apt 3 Bed Apartment		90	112.5	25%	T1	Triple	N+S+E	2.8m	3	6	31.5	36.3	3.8	5.5	34	35.2	0	0	9	9.4	9	17.3	1.5m	2	
<b>BLOCK 1 - DUPLEX UNITS</b>																										
4	Dup 3 Bed Duplex		90	130.8	45%	T2	Triple	N+S+W	2.5m	3	6	31.5	37.5	3.8	4.5	34	47.3	0	0	9	11.1	9	38.2	1.5m	4.7	
5	Dup 3 Bed Duplex		90	130.8	45%	T2	Dual	N+S	2.7m	3	6	31.5	36.9	3.8	4.5	34	47.3	0	0	9	11.7	9	39.1	1.5m	4.7	
6	Dup 3 Bed Duplex		90	130.8	45%	T2	Triple	N+S+E	2.7m	3	6	31.5	36.9	3.8	4.5	34	47.3	0	0	9	11.7	9	38.6	1.5m	4.7	
<b>BLOCK 2 - GROUND FLOOR</b>																										
1	Apt 2 Bed Apartment		73	80	10%	A1	Dual	N+W	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5	1.5	
2	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+W	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	0	0	6	6.7	7	9	1.5m	1.5	
3	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5	1.5	
4	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5	1.5	
5	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	0	0	6	6.7	7	12.2	1.5	1.5	
6	Apt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5	1.5	
7	Apt 1 Bed Apartment		45	50	11%	A	Single	N	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	4.7	5	7	1.5	1.5	
8	Apt 1 Bed Apartment		45	50	11%	A	Single	N	2.8m	2	4	11.4	11.7	3.3	3.3	23	23	0	0	3	6.5	5	7	1.5	1.5	
<b>BLOCK 2 - FIRST FLOOR</b>																										
9	Apt 2 Bed Apartment		73	80	10%	A1	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5m	1.5	
10	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	9	1.5m	1.5	
11	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5m	1.5	
12	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5	
13	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	12.2	1.5m	1.5	
14	Apt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	0	0	6	6.4	7	7.2	1.5m	1.5	
15	Apt 2 Bed Apartment		73	76	4%	A	Dual	N	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	0	0	6	6.6	7	7	1.5m	1.5	
16	Apt 2 Bed Apartment		73	76	7%	A	Dual	N	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	0	0	6	7.2	7	7	1.5m	1.5	
<b>BLOCK 2 - SECOND FLOOR</b>																										
17	Apt 2 Bed Apartment		73	80	10%	A1	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5m	1.5	
18	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	9	1.5m	1.5	
19	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5m	1.5	
20	Apt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5	
21	Apt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	12.2	1.5m	1.5	
22	Apt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	0	0	6	6.4	7	7	1.5m	1.5	
23	Apt 2 Bed Apartment		73	76	4%	A	Dual	N	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	0	0	6	6.6	7	7	1.5m	1.5	
24	Apt 2 Bed Apartment		73	78	7%	A	Dual	N	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	0	0	6	7.2	7	7	1.5m	1.5	

4.0 DESCRIPTION OF DEVELOPMENT – Housing Quality Assessment 1/3



UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (sq.m)	UNIT AREA ACHIEVED (sq. m)	% ABOVE MINIMUM REQUIRED	TYPE	ASPECT	ORIENTATION	CEILING HEIGHT (m)	NO. OF BEDROOMS	NO. OF BED SPACES	AGGREGATE BEDROOM AREA REQUIRED (sq.m)	AGGREGATE BEDROOM AREA ACHIEVED (sq.m)	MAIN LIVING ROOM WIDTH REQUIRED (m)	MAIN LIVING ROOM WIDTH ACHIEVED (m)	AGGREGATE LIVING AREA REQUIRED (sq.m)	AGGREGATE LIVING AREA ACHIEVED (sq.m)	EXTERNAL BICYCLE STORAGE SPACES (INCL. VISITOR)	INTERNAL BICYCLE STORAGE SPACES	AGGREGATE STORAGE AREA REQUIRED (sq. m)	AGGREGATE STORAGE AREA ACHIEVED (sq.m)	BALCONY AREA REQUIRED (sq.m.)	BALCONY AREA ACHIEVED (sq.m)	BALCONY DEPTH REQUIRED (m)	BALCONY DEPTH ACHIEVED (m)		
<b>BLOCK 2 - THIRD FLOOR</b>																											
25	Appt 2 Bed Apartment		73	78	7%	A1	Dual	N+W	2.5m	2	4	24.4	24.5	3.6	3.7	30	30	0	0	6	7.2	7	7	1.5m	1.5		
26	Appt 2 Bed Apartment		73	80	7%	A	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	3.8	30	30	0	0	6	6.7	7	7	1.5m	1.5		
27	Appt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5		
28	Appt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	7	1.5m	1.5		
29	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	0	0	6	6.4	7	7	1.5m	1.5		
30	Appt 2 Bed Apartment		73	76	4%	A	Dual	N	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	0	0	6	6.6	7	7	1.5m	1.5		
<b>BLOCK 2 - FOURTH FLOOR</b>																											
31	Appt 2 Bed Apartment		73	76	4%	A	Single	N	2.5m	2	4	24.4	24	3.6	3.9	34	39	0	0	6	6	7	7	1.5m	1.5		
32	Appt 1 Bed Apartment		45	50	11%	A	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5		
33	Appt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	7	1.5m	1.5		
34	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	0	0	6	6.4	7	7	1.5m	1.5		
<b>BLOCK 3 - GROUND FLOOR</b>																											
1	Appt 2 Bed Apartment		73	80	10%	A1	Dual	S+W	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5m	1.5		
2	Appt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	0	0	6	6.7	7	7	1.5m	1.5		
3	Appt 1 Bed Apartment		45	50	11%	A	Single	E	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5m	1.5		
4	Appt 1 Bed Apartment		45	50	11%	A	Single	E	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5		
5	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	0	0	6	6.7	7	7	1.5m	1.5		
6	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+W	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	0	0	6	6.4	7	7	1.5m	1.5		
7	Appt 1 Bed Apartment		45	50	11%	A	Single	W	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5m	1.5		
8	Appt 1 Bed Apartment		45	50	11%	A	Single	W	2.8m	2	4	11.4	11.7	3.3	3.3	23	23	0	0	3	6.5	5	7	1.5m	1.5		
<b>BLOCK 3 - FIRST FLOOR</b>																											
9	Appt 2 Bed Apartment		73	80	10%	A1	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	31	0	0	6	6.3	7	7	1.5m	1.5		
10	Appt 2 Bed Apartment		73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	7	1.5m	1.5		
11	Appt 1 Bed Apartment		45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	3.4	5	5	1.5m	1.5		
12	Appt 1 Bed Apartment		45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	0	0	3	4.7	5	5	1.5m	1.5		
13	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	0	0	6	6.7	7	7	1.5m	1.5		
14	Appt 2 Bed Apartment		73	80	10%	A	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	0	0	6	6	7	7	1.5m	1.5		
15	Appt 2 Bed Apartment		73	78	7%	A	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	0	0	6	7.2	7	7	1.5m	1.5		
16	Appt 2 Bed Apartment		73	76	4%	A	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	0	0	6	6.6	7	7	1.5m	1.5		

4.0 DESCRIPTION OF DEVELOPMENT – Housing Quality Assessment 2/3

RESIDENTIAL DEVELOPMENT AT HAYDEN'S LANE, LUCAN  
Housing Quality Assessment

UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (sq.m)	UNIT AREA ACHIEVED (sq.m)	% ABOVE MINIMUM REQUIRED	TYPE	ASPECT	ORIENTATION	CEILING HEIGHT (m)	NO. OF BEDROOMS	NO. OF BED SPACES	AGGREGATE BEDROOM AREA REQUIRED (sq.m)	AGGREGATE BEDROOM AREA ACHIEVED (sq.m)	MAIN LIVING ROOM WIDTH REQUIRED (m)	MAIN LIVING ROOM WIDTH ACHIEVED (m)	AGGREGATE LIVING AREA REQUIRED (sq.m)	AGGREGATE LIVING AREA ACHIEVED (sq.m)	EXTERNAL BICYCLE STORAGE SPACES (INCL. VISITOR)	INTERNAL BICYCLE STORAGE SPACES	AGGREGATE STORAGE AREA REQUIRED (sq.m)	AGGREGATE STORAGE AREA ACHIEVED (sq.m)	BALCONY AREA REQUIRED (sq.m)	BALCONY AREA ACHIEVED (sq.m)	BALCONY DEPTH REQUIRED (m)	BALCONY DEPTH ACHIEVED (m)	
<b>BLOCK 3 - SECOND FLOOR</b>																										
17	Apk	2 Bed Apartment	73	80	10%	A1	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30		0	6	6.4	7	7	1.5m	1.5	
18	Apk	2 Bed Apartment	73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4		0	6	6.7	7	12.2	1.5m	1.5	
19	Apk	1 Bed Apartment	45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23		0	3	4.7	5	5	1.5m	1.5	
20	Apk	1 Bed Apartment	45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23		0	3	3.4	5	5	1.5m	1.5	
21	Apk	2 Bed Apartment	73	80	10%	A	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4		0	6	6.7	7	9	1.5m	1.5	
22	Apk	2 Bed Apartment	73	80	10%	A	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2		0	6	6.4	7	7	1.5m	1.5	
23	Apk	2 Bed Apartment	73	78	7%	A	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2		0	6	7.2	7	7	1.5m	1.5	
24	Apk	2 Bed Apartment	73	76	4%	A	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2		0	6	6.6	7	7	1.5m	1.5	
<b>BLOCK 3 - THIRD FLOOR</b>																										
25	Apk	2 Bed Apartment	73	80	10%	A1	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30		0	6	6.4	7	7	1.5m	1.5	
26	Apk	2 Bed Apartment	73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4		0	6	6.7	7	12.2	1.5m	1.5	
27	Apk	1 Bed Apartment	45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23		0	3	4.7	5	5	1.5m	1.5	
28	Apk	2 Bed Apartment	73	78	7%	A	Dual	N+E	2.7m	2	4	24.4	24.4	3.6	3.8	34	30		0	6	6.7	7	7	1.5m	1.5	
29	Apk	2 Bed Apartment	73	80	10%	A	Dual	N+W	2.7m	2	4	24.4	24.5	3.6	3.8	34	30		0	6	7.2	7	7	1.5m	1.5	
30	Apk	2 Bed Apartment	73	76	4%	A	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2		0	6	6.6	7	7	1.5m	1.5	
<b>BLOCK 3 - FOURTH FLOOR</b>																										
31	Apk	2 Bed Apartment	73	80	10%	A1	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30		0	6	6.4	7	7	1.5m	1.5	
32	Apk	2 Bed Apartment	73	80	10%	A	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4		0	6	6.7	7	12.2	1.5m	1.5	
33	Apk	1 Bed Apartment	45	50	11%	A	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23		0	3	4.7	5	5	1.5m	1.5	
34	Apk	2 Bed Apartment	73	76	4%	A	Single	W	2.7m	2	4	24.4	23.9	3.6	3.9	30	29.2		0	6	6	7	8	1.5m	1.5	



**Management Company and Taking in Charge**

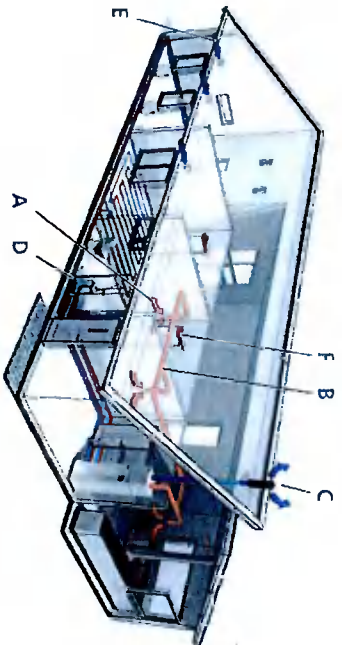
A Management Company will be formed of the development in line with the MUDs Act. At this stage, it is envisaged that the scheme will be entirely managed. The Management Company will maintain the landscaping and roads within the scheme.

**Part V**

A total of 74 units are proposed in the scheme. In the event of a Grant of Planning Permission, the developer shall liaise with the Local Authority's Housing Department to agree the Part V details and preferred location for these units.

**Sustainability**

All units are designed to meet Part L 2019 NZEB standards, achieving EPC and CPC of  $\leq 0.3$  and 0.35 respectively. Renewable Energy shall be provided through the use of Air-to-Water Heat Pumps, achieving an RER of min. 0.2.



**Landscaping Strategy**

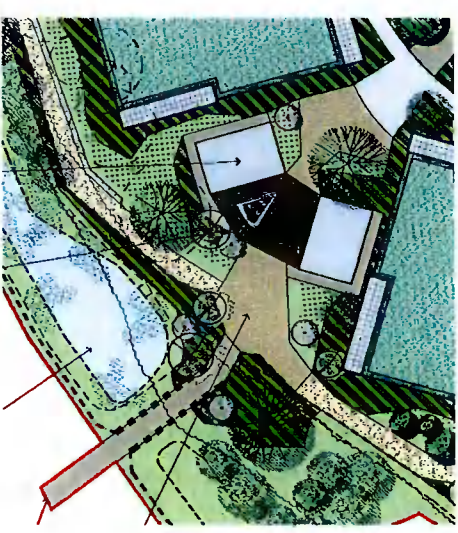
A detailed landscape design and report accompanies this planning application - prepared by Cunnane Stratton Reynolds. It's principles are summarised below:

The main entrance to the site will be located to the NW corner, leading to a central open space onto which each of the blocks overlook.

The western edge facing Hayden's Lane will directly address and activate the public street, separated by a treeline to soften views towards the Open Space. To the north of the site a block terminates the view to the north and encloses the space.

The central open space extends, visually and via pedestrian crossings, to the west where it opens out to the landscaped buffer surrounding the site and to the south where it opens out to Griffeen Valley Park where a footpath crossing will traverse the ditches, offering improved connectivity and integration with the surrounding amenities.

The landscape design for the site will be sensitive to the character and ecology of the surrounding parkland, by removing inappropriate boundary planting and introducing more appropriate native trees and shrubs where possible, and allowing existing seedbanks to revegetate.



**4.0 DESCRIPTION OF DEVELOPMENT – Sustainability & Landscaping**

