

**ARCHITECTS DESIGN  
STATEMENT**

for

**RESIDENTIAL DEVELOPMENT**

at

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



SUBMISSION TO  
SOUTH DUBLIN COUNTY COUNCIL  
RESPONSE TO FURTHER INFORMATION REQUEST  
APRIL 2022



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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:	Cunname Stratton Reynolds
Traffic Consultant:	Michael Moran
Daylighting Consultant:	Chris Shackelton Consulting
Acoustic Consultant:	Amplitude Acoustics
CGI's	James Horan
Bat Survey:	Dr. Tina Aughney- Bat Eco Services

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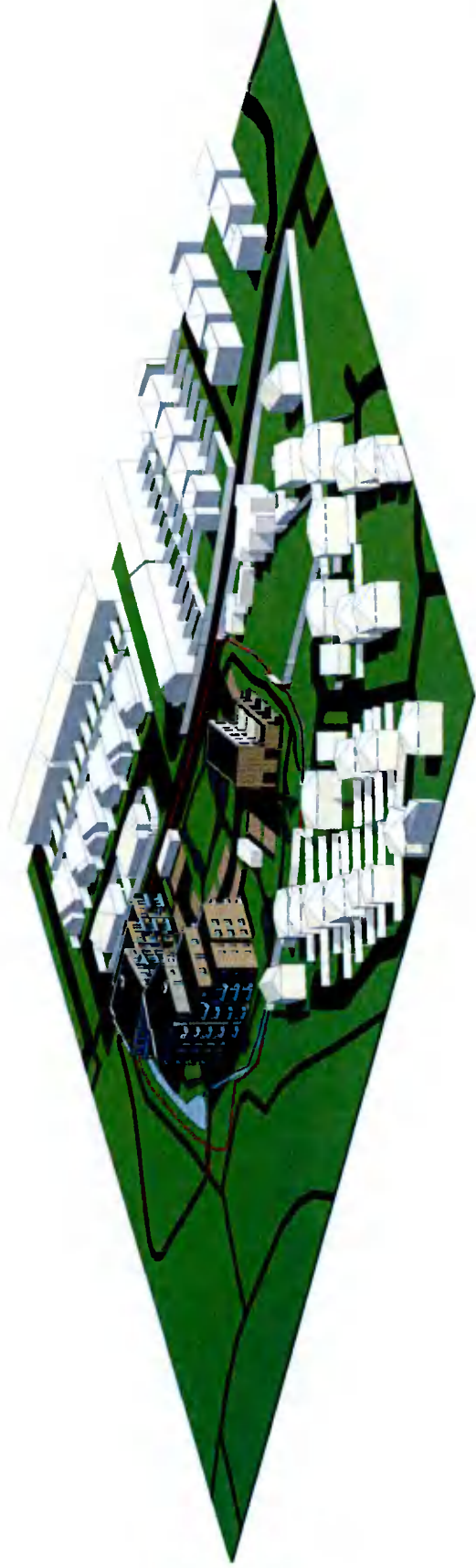
This Design Statement forms part of a Planning Application submission for a proposed new residential development at Hayden's Lane, Lucan where it borders the Griffeen Valley Park, Co. Dublin

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 66 Apartments - 42 two bedroomed units, 18 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.

The development also includes surface car parking, bicycle parking, surface water attenuation including green roofs, landscaping and all associated site development works.

This report will address specific items, in particular, the development strategy for the site, connectivity, the interface with Griffeen Valley Park, density, height and unit mix. The purpose of this report is to provide an overview of the development under the parameters mentioned above and analysis of other factors which have informed the design including information relating to the context, design and access.





## 2.1 SITE LOCATION

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 and South Boundaries.

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 CONTEXT





2.2 SITE PHOTOGRAPHS



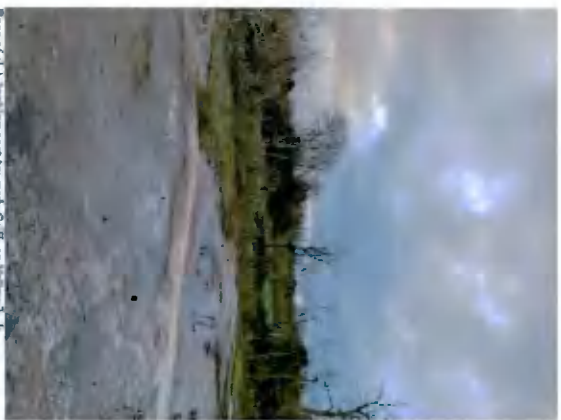
From Griffon Valley Park looking into site



Center of the landing area



East side of the 100' runway



View of site looking east towards Griffon Valley Park



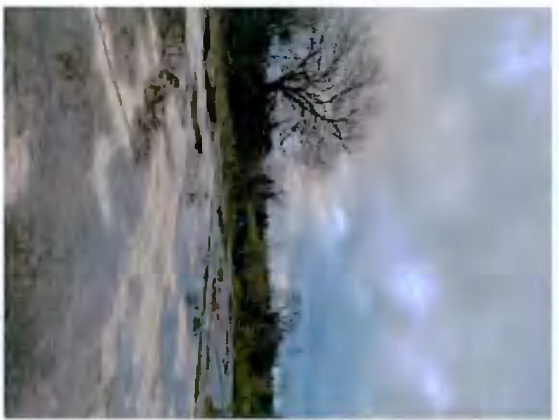
View of site looking east towards Griffon Valley Park



Remaining industrial unit slip landing north



Looking East



Remaining industrial unit slip landing towards Griffon Valley Park

2.0 SITE CONTEXT

### 3.1 THE EXISTING SITE

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 0.88 – 1.09 hectares including South Dublin County Council lands.

Within the site, there are a small number of mature trees. The design intention is to retain as many as possible as part of an overall landscape plan / strategy. A separate landscape report is attached with this application. 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 SDC Development Plan.



## 3.0 SITE ANALYSIS



3.1 THE EXISTING SITE



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

SITE ANALYSIS – EXISTING SITE



### 3.2 CONNECTIVITY

#### The Wider Picture

The site (hatched red on the image opposite) enjoys excellent pedestrian and cycle links to local amenities, and beyond to Public Transport links to:

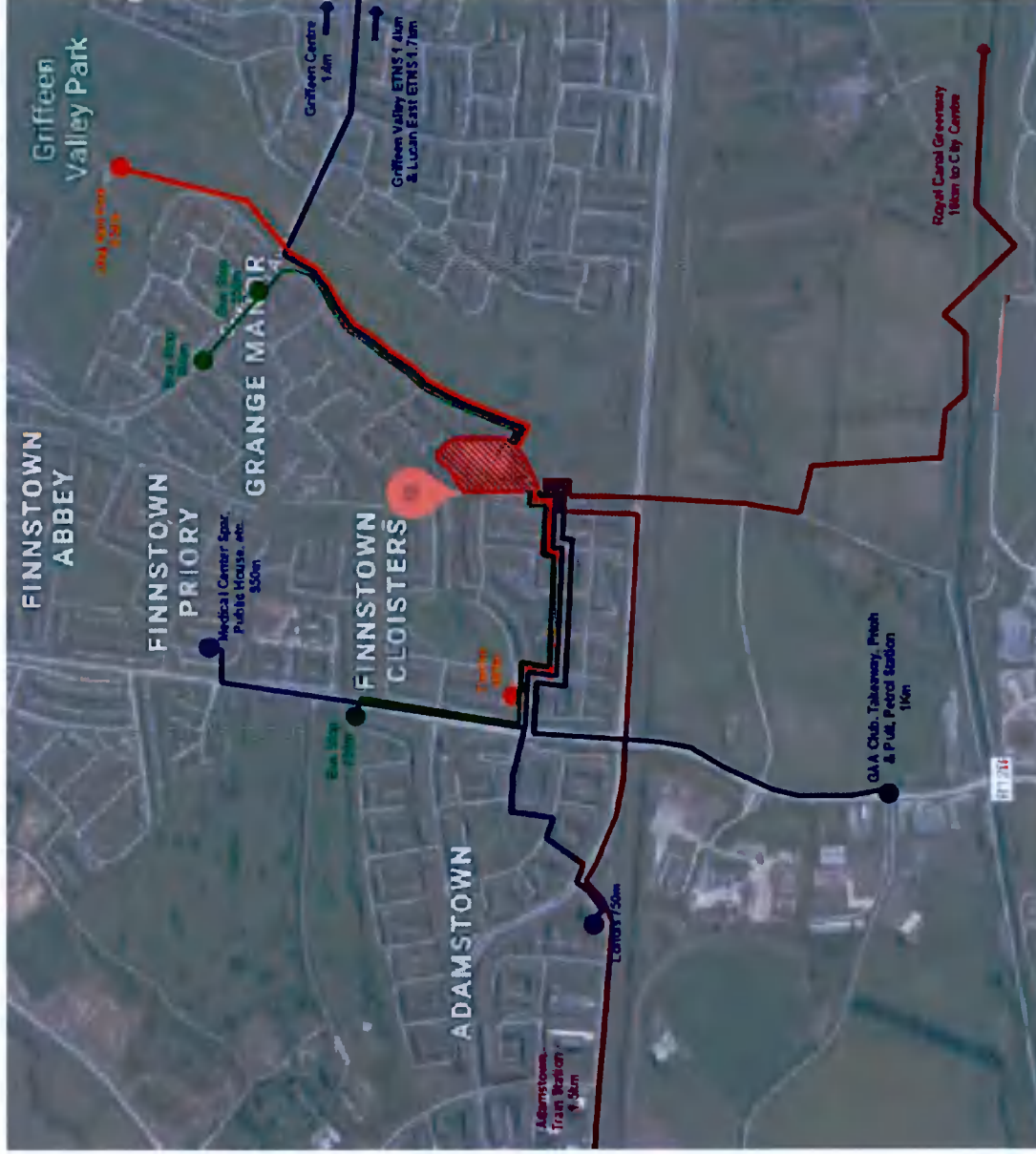
- Bus Services
- Adamstown Train Station
- Canalside Greenway

Walking through Griffen Valley Park will bring residents north to bus services (550m) and the local Dog Run Park (850m), or east to a Creche and beyond to two local national school and a shopping centre.

To the immediate south of the site is Adamstown Way, leading straight to Adamstown Train Station (1500m).

If you cross via the pedestrian bridge over the railway you are brought via a safe route to the Royal Canal Greenway, with easy access to the City Centre by bike (10km).

Numerous other shops, creches, petrol stations, GAA Clubs etc. are all located within 1km of the site.

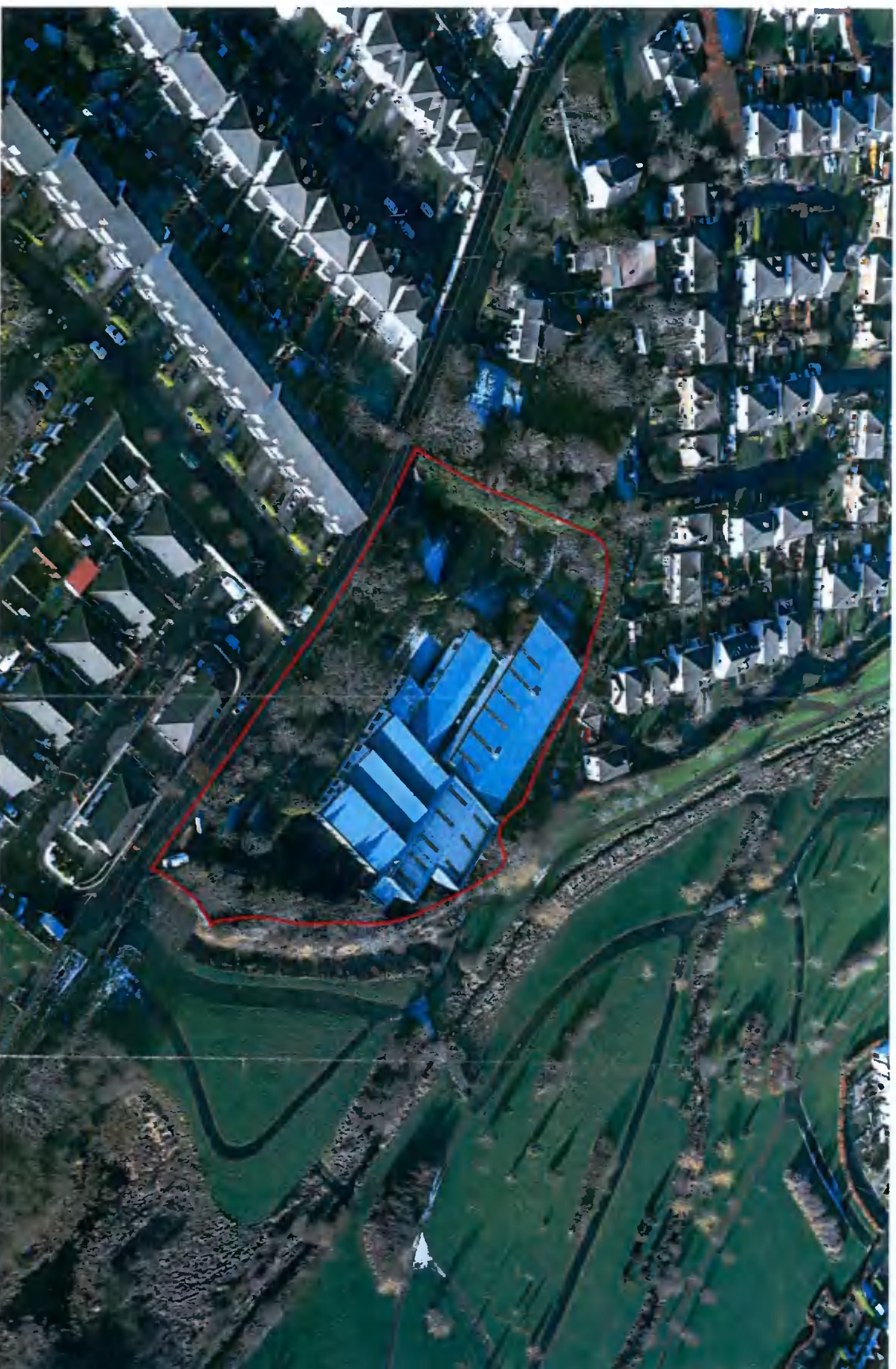


### 3.0 SITE ANALYSIS









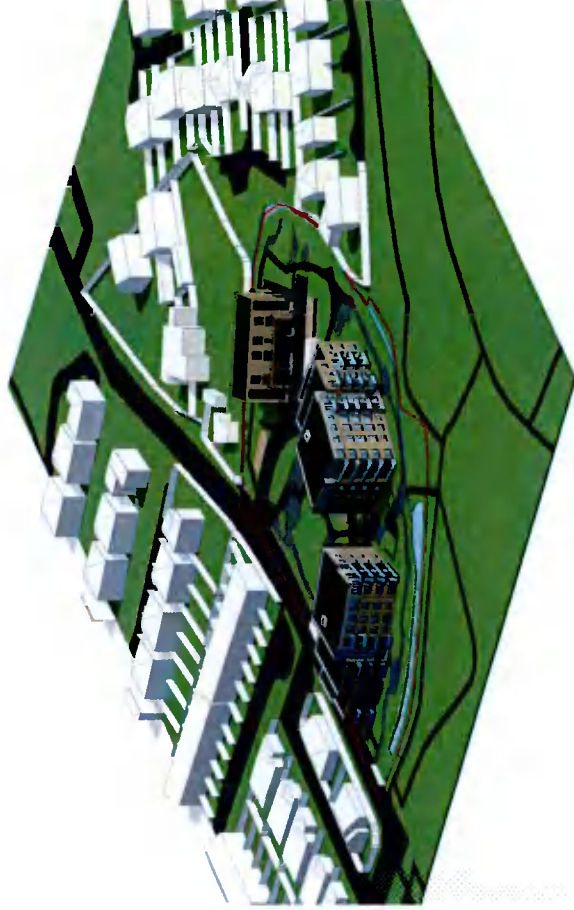
3.0 SITE ANALYSIS – GOOGLE MAP (Note: Industrial building was demolished some time ago )

### 3.4 DEVELOPMENT STRATEGY

The most influential consideration in relation to the proposed site is its location to Griffeen Valley Park and the fact that this is the last development site along Hayden's Lane (a cul-de-sac).

Central to the development of the design proposal was a considered analysis of the site and its context and identifying the key characteristics of the site and neighbouring properties. The concept plan and built form were developed based on the following key considerations:

- To provide development which addresses and overlooks Griffeen Valley Park and provides a "hard edge" to the park at that location.
- To control the massing of the design proposals so that it sits comfortably within the existing site context and respects neighbouring residential developments.
- To propose materials which are in harmony with the existing surrounding permitted developments.
- To provide permeability through the site to the Park.
- To give clarity of architectural expression.
- To maximise the development potential







- 1** 4 storey apartment development
- 2** 2 No. blocks
- 3** 96 Apartments Total
- 4** 4 storey, 111 units per hectare
- 4** Extent of road & car parking
- 5** Good aspect to park
- 6** Griffeen Valley Park

**Analysis**  
 This exercise concluded that the density was too high. Also, the extent of road and surface car parking was undesirable leaving an insufficient amount of open space.

3.0 SITE ANALYSIS



3.5 OPTIONS CONSIDERED – DESIGN OPTION NO. 2



- 1 North Block = 8 units
- 2 East Block = 18 units
- 3 West Block = 28 units
- 4 Sylvan Setting
- 5 Blocks arranged on site to keep existing trees
- 6 Existing Entrance / Single Road
- 7 Land in SDCC Ownership
- 8 Griffreen Valley Park
- 9 Connectivity to Park

Analysis

- Almost all units have views of the park.
- Good permeability through the site.
- Density and height is acceptable.
- Does not satisfy SDCC's strong desire to create a "hard edge" along the park.

### 3.6 CHOSEN CONCEPT DESIGN SCHEME

#### Scheme Design / Building Height Justification

The site is laid out to maximise the benefit and overlooking of the park, with 30 units having direct views out south and east 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.

Block 1 is a three storey duplex housing scheme with north / south aspect.

Block 2 is a three storey at its nearest point to the Old Forge Housing Estate and rises to 5 No. storeys to the south of the block. The block has an east / west aspect.

Block 3 is two storeys where it abuts Hayden's Lane and rises to 4 storeys on the eastern end of the block where it faces Block 2.

The block has a north / south aspect. A key principle of the design waws to provide a "hard edge" to the park. This naturally forms an elevation facing south; it follows that there must be an elevation facing north. This has resulted in a small number of north facing single aspect apartments.

The proposed scheme is a direct response to the context and site constraints previously outlined. It is submitted that the lands provide an opportunity to deliver a high quality apartment development which will respect the amenity of the existing residential neighbourhoods and improve / enhance the existing amenity of Griffen Valley Park.

The proposed development will terminate development along Hayden's Lane and effectively provide a "bookend".

## 3.0 SITE ANALYSIS



### 3.7 BUILDING HEIGHT JUSTIFICATION

Building heights vary significantly along Hayden's Lane. Adjacent to the site to the north there is a single storey bungalow on a large piece of ground. To the north east, there is a traditional two storey detached and semi-detached development with pitched roofs (the Old Forge). To the west of the site on Hayden's Lane, there is a mixture of two storey and single storey dwellings. Along the east, south east and south, the site is open to the park. The eaves of the previous factory building on site (now demolished) stood at 6 meters on the northern section of the site adjacent to the Old Forge housing estate.

Height and the location of this site, this being the last development site on Hayden's Lane before the public park affords the opportunity to bookend development with a higher building form. The proposed blocks rise from 2 / 3 storeys to 5 storeys maximum (at the furthest point from existing residences) and have been carefully planned to exceed the minimum recommended distance of 22 meters from first floor opposing windows in addition to providing excellent views to Griffen Valley Park. In addition, the massing of the 3 No. blocks is reduced as the floor levels reduce as they near adjacent existing residential buildings.



Section through site (Block 2) and Old Forge Housing Estate



Section through Hayden's Lane (Block 3)



**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 66 residential units in 3 No. blocks
  - a) Block 1 – 6 No. units comprising of 3 No. 3 bed units and 3 No. 2 bed units.
  - b) Block 2 – 34 no. units comprising of 10 No. 1 bed apartments an 24 No. 2 bed apartments.
  - c) Block 3 – 24 No. units comprising of 8 No. 1 bed apartments and 18 No. 2 bed apartments.
- 46 car parking spaces including 3 No. disabled spaces and 6 No. spaces with electric charging points and 150 No. cycle parking facilities spaces.

- 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, refuse stores and landscaping.

- New pedestrian connection to the park.

**4.1 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)



**4.0 DESCRIPTION OF DEVELOPMENT**

#### 4.2 INCLUSIVITY AND ADAPTABILITY

The proposed development has been designed with due regard to the principles of universal design to allow accessibility for people of a range of ages and physical mobility. The scheme is easily negotiated internally on foot by bicycle.

The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.

Apartment Blocks 2 and 3 are provided with lifts and all units will be fully accessible.

All apartment layout types, while specific, provide a range of occupancy type. The open plan arrangement also allows for greater flexibility for interior design. The layouts comply with the requirements of the Building Regulations, in particular Part B – Fire / Means of Escape and Part M – Access for All.

#### 4.3 VARIETY

This development will provide apartments that will cater for a range of people – from families to single person occupancy. The public / communal spaces are designed to provide amenity for all age groups with the different occupancies envisaged. The residential mix is provided in the table below

A mix of activities is provided through a series of open spaces which all apartments have direct access to. Within these open spaces are a variety of activities will be provided. These include play areas and kick about spaces. Further details are provided in the CSR landscape drawings and report.

Description	No. of Units	Percentage
1 Bedroom	18	27%
2 bedroom	45	58%
3 Bedroom	3	5%
<b>TOTAL</b>	<b>66</b>	<b>100%</b>

#### 4.4 EFFICIENCY

The apartments are designed in an efficient plan format balancing the ratio between floor area and external wall which allows for a viable and sustainable layout while also creating an efficient thermal envelope.

The apartments have been designed in accordance with the guidelines set out in Design Standards for New Apartments – Guidelines for Planning Authorities (March 2018) (Please refer to the Schedule of Accommodation included with this document for details of apartment sizes and rooms areas). Further, the apartments are addressed in accordance with the changes to Part B which are currently out for consultation.

The apartments are set out in 3 No blocks. Block 1 is three storeys. Block 2 is three storeys rising to 5 storeys. Block 3 is two storeys rising to four storeys. The density at 75 units per hectare (calculation based on the gross site area) represents an efficient use of the lands.

66 apartments are proposed – 18 No. 1 beds, 45 No. 2 beds and 3 No. 3 beds. A total of 42 apartments are dual aspect (66%) and there are 26 No single aspect units (24%). More than 50% of the units are at least 10% larger than the minimum required standard. All ground floor units have height of 2.8m, upper floor units guarantee the required minimum height of 2.5m.

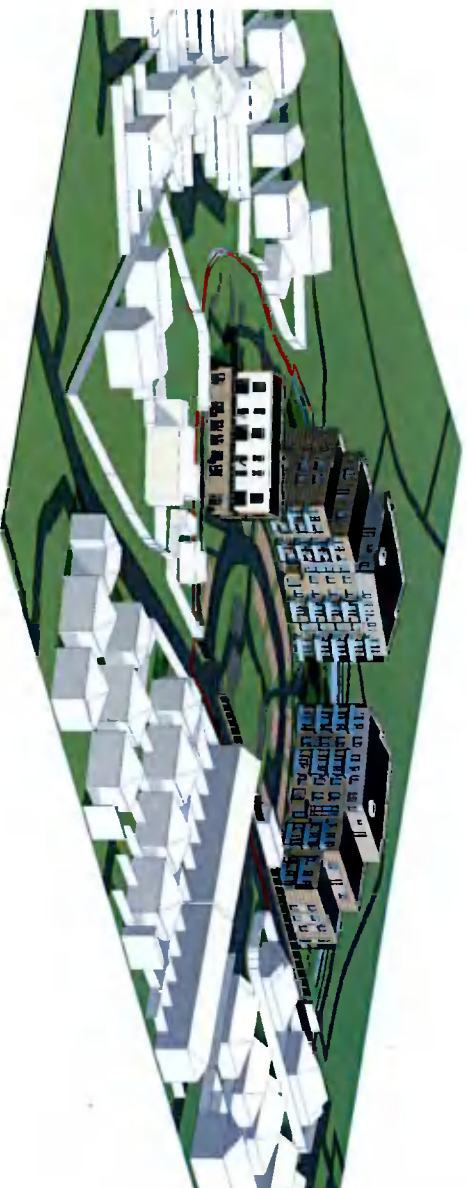
#### 4.5 LAYOUT

The proposed development as previously detailed above, creates a high-density residential development appropriate to the location. The scheme is in line with the national and local planning policy.

The building is orientated according to the existing boundaries and in order to maximise, for all units, the availability of daylight and sunlight. The proposed allows for 61 No. units to benefit from east, west or south facing living spaces. All units are designed with open plan layouts to maximise daylight and sunlight penetration and an allowance has been made for a sprinkler system.

Blocks 2 and 3 are orientated to create a "hard edge" to Griffen Valley Park which was one of the key design principles agreed with South Dublin County Council. The scheme is well connected and integrated with its surrounding context, which has been designed to be attractive and safe for residents.

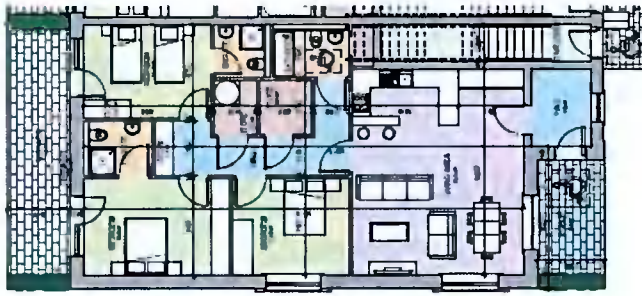
The apartment units are a mix of single and dual aspect with separation distances which have been maintained in accordance with best practice in terms of overlooking, minimum 22m between each block. All units will be designed to have good levels of thermal performance, comfort, daylight and sound insulation.



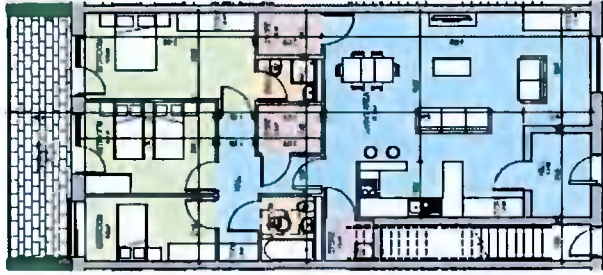
## 4.0 DESCRIPTION OF DEVELOPMENT



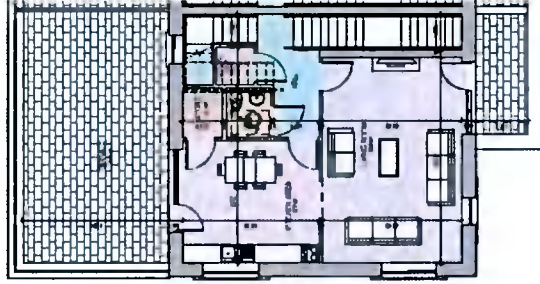
4.6 APARTMENT UNIT TYPES – BLOCK 1



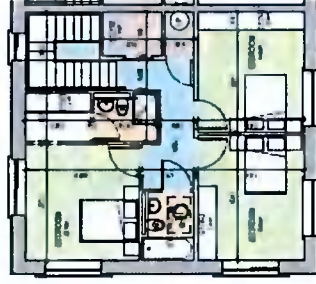
T1 - BLOCK 1 3-BED UNIT  
1.77' 112.5 sqm



T2 - BLOCK 1 3-BED UNIT  
1.75' 121.4 sqm

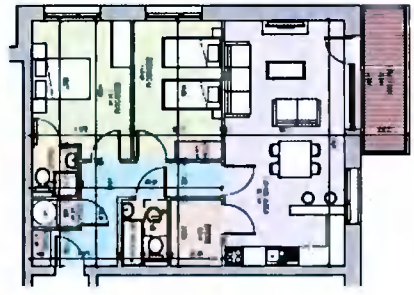


T3 - BLOCK 1 3-BED DUPLEX (FF)  
1.78' 65.0 sqm

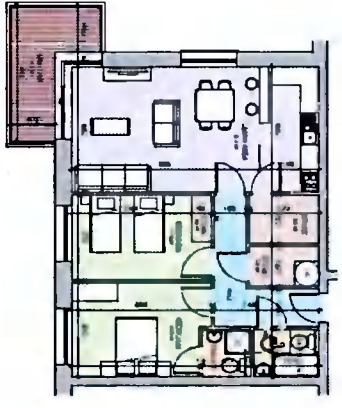


T3 - BLOCK 1 3-BED DUPLEX (SF)  
1.78' 66.8 sqm

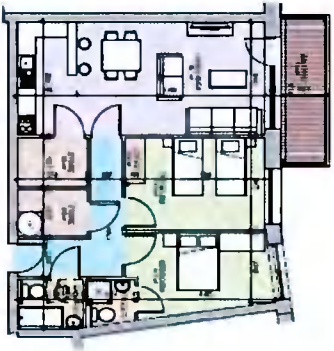
4.6 APARTMENT UNIT TYPES – BLOCKS 1 AND 2



14 - BLOCKS 2&3 2-BED UNIT  
1.75  
79.4 sqm



15 - BLOCKS 2&3 2-BED UNIT  
1.75  
77.6 sqm



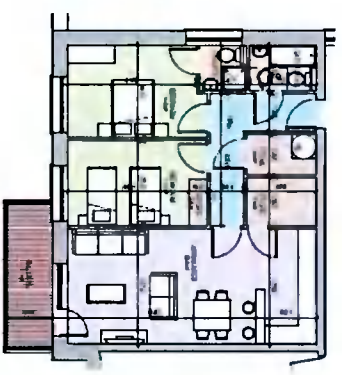
16 - BLOCKS 2&3 2-BED UNIT  
1.75  
77.5 sqm



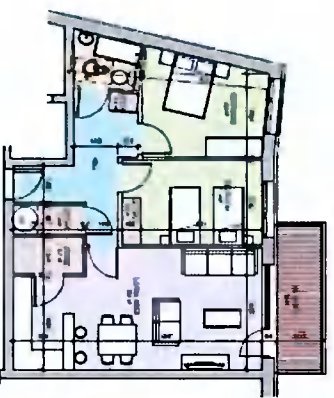
17 - BLOCKS 2&3 2-BED UNIT  
1.75  
75.0 sqm



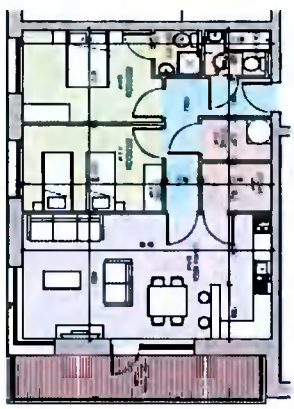
18 - BLOCKS 2&3 1-BED UNIT  
1.75  
49.6 sqm



19 - BLOCKS 2&3 2-BED UNIT  
1.75  
77.6 sqm



110 - BLOCKS 2&3 2-BED UNIT  
1.75  
75.6 sqm



111 - BLOCKS 2&3 2-BED UNIT  
1.75



112 - BLOCKS 2&3 1-BED UNIT  
1.75  
49.6 sqm

4.0 DESCRIPTION OF DEVELOPMENT

4.7 HOUSING QUALITY ASSESSMENT

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

Block 1  
Block 2  
Block 3

Mar-22

UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (sq. m.)	UNIT AREA ACHIEVED (sq. m.)	% above minimum required	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	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 (m)	Aggregate Living Area Achieved (sq. m.)	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 (sq. m.)	Balcony Depth Achieved (sq. m.)	
<b>BLOCK 1</b>																							
<b>BLOCK 1 - GROUND FLOOR APARTMENTS</b>																							
1	Ap1	3 Bed Apartment	90	112.5	25%	Triple	N+S+W	2.8M	3	6	31.5	36.3	3.8	5.5	34	35.2	9	9.8	9	17.3	15m	2	
2	Ap1	3 Bed Apartment	90	121.4	35%	Dual	N+S	2.8m	3	5	31.5	35.5	3.8	5.6	34	47.7	9	10.8	9	16.7	15m	2	
3	Ap1	3 Bed Apartment	90	117.5	25%	Triple	N+S+E	2.8m	3	6	31.5	36.3	3.8	5.3	34	35.2	9	9.4	9	17.3	15m	2	
<b>BLOCK 1 - DUPLEX UNITS</b>																							
4	Dup	3 Bed Duplex	90	130.8	45	Triple	N+S+W	2.8m	3	6	31.5	37.5	3.8	4.5	34	47.3	9	11.1	9	38.2	15m	4.7	
5	Dup	3 Bed Duplex	90	130.8	45	Dual	N+S	2.8m	3	6	31.5	36.9	3.8	4.5	34	47.3	9	11.7	9	39.1	15m	4.7	
6	Dup	3 Bed Duplex	90	130.8	45	Triple	N+S+E	2.8m	3	6	31.5	36.9	3.8	4.5	34	47.3	9	11.7	9	38.6	15m	4.7	
<b>BLOCK 2</b>																							
<b>BLOCK 2 - GROUND FLOOR</b>																							
1	Ap1	2 Bed Apartment	73	80	10%	Dual	N+W	2.8m	2	4	24.4	25.3	3.6	3.7	30	30	6	7	7	7	1.5	1.5	
2	Ap1	2 Bed Apartment	73	80	10%	Dual	S+W	2.8m	2	4	24.4	24.4	3.6	3.8	30	32	6	6	7	7	1.5	1.5	
3	Ap1	1 Bed Apartment	45	50	11%	Single	S	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5	
4	Ap1	1 Bed Apartment	45	50	11%	Single	S	2.8m	1	2	11.4	11.7	3.6	4.1	30	23	6	6	7	12.2	1.5	1.5	
5	Ap1	2 Bed Apartment	73	80	10%	Dual	N+E	2.8m	2	4	24.4	24.4	3.6	3.9	30	32	6	6	7	7	1.5	1.5	
6	Ap1	2 Bed Apartment	73	80	10%	Dual	N	2.8m	2	4	24.4	25.3	3.6	3.9	30	20	6	6	7	7	1.5	1.5	
7	Ap1	1 Bed Apartment	45	50	11%	Single	W	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5	
8	Ap1	1 Bed Apartment	45	50	11%	Single	W	2.8m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5	
<b>BLOCK 2 - FIRST FLOOR</b>																							
9	Ap1	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.3	3.6	3.9	30	30	6	6.4	7	7	1.5	1.5	
10	Ap1	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	12	1.5	1.5	
11	Ap1	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.8	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5	
12	Ap1	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5	
13	Ap1	2 Bed Apartment	73	80	10%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	30.9	6	6	7	7	1.5	1.5	
14	Ap1	2 Bed Apartment	73	80	10%	Dual	N+W	2.5m	2	4	24.4	25.3	3.6	3.9	30	30	6	6	7	7	1.5	1.5	
15	Ap1	2 Bed Apartment	73	78	7%	Single	W	2.5m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5	
16	Ap1	2 Bed Apartment	73	76	4%	Single	W	2.5m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5	
<b>BLOCK 2 - SECOND FLOOR</b>																							
17	Ap1	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5	
18	Ap1	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	13	1.5	1.5	
19	Ap1	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5	
20	Ap1	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5	
21	Ap1	2 Bed Apartment	73	80	10%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	30	6	6	7	7	1.5	1.5	
22	Ap1	2 Bed Apartment	73	80	10%	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6	7	7	1.5	1.5	

4.0 DESCRIPTION OF DEVELOPMENT



4.7 HOUSING QUALITY ASSESSMENT

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

Mar-22

Block 1  
Block 2  
Block 3

UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (sq.m.)	UNIT AREA ACHIEVED (sq. m.)	% above minimum required	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	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 (m)	Aggregate Living Area Achieved (sq.m)	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 (sq.m.)	Balcony Depth Achieved (sq.m.)
23	Apri 12 Bed Apartment		73	78	7%	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	6	6.3	7	7	1.5	1.5
24	Apri 12 Bed Apartment		73	76	4%	Single	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 2 - THIRD FLOOR</b>																						
25	Apri 12 Bed Apartment		73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5
26	Apri 12 Bed Apartment		73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	12.2	1.5	1.5
27	Apri 12 Bed Apartment		45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
28	Apri 12 Bed Apartment		73	78	7%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	3.8	34	30	6	6	7	7	1.5	1.5
29	Apri 12 Bed Apartment		73	78	7%	Dual	N+W	2.5m	2	4	24.4	24.5	3.6	3.8	34	30	6	6.3	7	7	1.5	1.5
30	Apri 12 Bed Apartment		73	76	4%	Dual	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 2 - FOURTH FLOOR</b>																						
31	Apri 12 Bed Apartment		73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5
32	Apri 12 Bed Apartment		73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6.7	7	13	1.5	1.5
33	Apri 12 Bed Apartment		45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
34	Apri 12 Bed Apartment		73	76	4%	Dual	N+W	2.7m	2	4	24.4	23.9	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 3</b>																						
<b>BLOCK 3 - GROUND FLOOR</b>																						
1	Apri 12 Bed Apartment		73	80	10%	Dual	N+W	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	6	6	7	7	1.5	1.5
2	Apri 12 Bed Apartment		73	80	10%	Dual	S+W	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	7	1.5	1.5
3	Apri 12 Bed Apartment		45	50	11%	Single	S	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	4.7	5	5	5	1.5	1.5
4	Apri 12 Bed Apartment		45	50	11%	Single	S	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
5	Apri 12 Bed Apartment		73	73	10%	Dual	S+E+W	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	12.2	1.5	1.5
6	Apri 12 Bed Apartment		73	80	10%	Dual	N+E	2.8m	2	4	24.4	25.3	3.6	3.9	30	30	6	6	7	7	1.5	1.5
7	Apri 12 Bed Apartment		45	50	11%	Single	N	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	6	7	7	1.5	1.5
8	Apri 12 Bed Apartment		45	50	11%	Single	N	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
<b>BLOCK 3 - FIRST FLOOR</b>																						
9	Apri 12 Bed Apartment		73	80	10%	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30	6	6	7	7	1.5	1.5
10	Apri 12 Bed Apartment		73	80	10%	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	7	1.5	1.5
11	Apri 12 Bed Apartment		45	50	11%	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
12	Apri 12 Bed Apartment		45	50	11%	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
13	Apri 12 Bed Apartment		73	80	10%	Dual	S+E+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	12.2	1.5	1.5
14	Apri 12 Bed Apartment		73	80	10%	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	6	6	7	7	1.5	1.5
15	Apri 12 Bed Apartment		73	76	4%	Single	N	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
16	Apri 12 Bed Apartment		73	78	7%	Single	N	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	6	6.3	7	7	1.5	1.5
<b>BLOCK 3 - SECOND FLOOR</b>																						
17	Apri 12 Bed Apartment		73	78	7%	Dual	N+W	2.5m	2	4	24.4	24.5	3.6	3.7	30	30	6	6	7	7	1.5	1.5
18	Apri 12 Bed Apartment		73	78	7%	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	3.8	30	30	6	6	7	7	1.5	1.5
19	Apri 12 Bed Apartment		45	50	11%	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
20	Apri 12 Bed Apartment		73	80	10%	Dual	S+E+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	12.2	1.5	1.5
21	Apri 12 Bed Apartment		73	80	10%	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	6	6	7	7	1.5	1.5

4.0 DESCRIPTION OF DEVELOPMENT

4.7 HOUSING QUALITY ASSESSMENT

oppermann  
ASSOCIATES

RESIDENTIAL DEVELOPMENT AT HAYDEN'S LANE, LUCAN  
Housing Quality Assessment  
Mar-22

UNIT NO	UNIT TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (sq. m.)	UNIT AREA ACHIEVED (sq. m.)	% above minimum required	ASPECT	N ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	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 (m)	Aggregate Living Area Achieved (sq.m.)	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 (sq.m.)	Balcony Depth Achieved (sq.m.)
22	Apt 1/2 Bed Apartment		73	76	4%	Single	N	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 3 - THIRD FLOOR</b>																						
23	Apt 1/2 Bed Apartment		73	76	4	Dual	N+W	2.5m	2	4	24.4	24	3.6	3.9	34	39	6	6	7	7	1.5	1.5
24	Apt 1 Bed Apartment		45	50	11	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
25	Apt 1/2 Bed Apartment		73	80	10	Dual	S+E+W	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6.7	7	12.2	1.5	1.5
26	Apt 1/2 Bed Apartment		73	80	10	Dual	N+E	2.5	2	4	24.4	25.2	3.6	3.9	30	30.2	6	6.4	7	7	1.5	1.5

## 4.8 MATERIALS AND FINISHES

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.

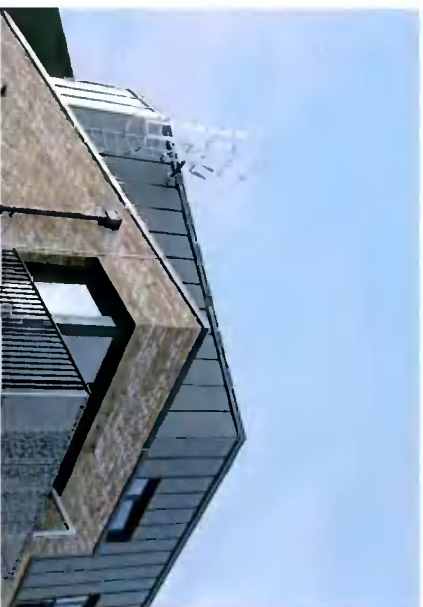
Brick has been chosen as the predominant material to the front elevations of the units, with metal cladding used to highlight the double-height entrance volumes and to the western (Hayden's Lane) elevation to reflect the houses opposite.

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.

Balustrade balconies throughout the development will be made of robust galvanised and painted mild steel sections with toughened glass infill.



## 4.0 DESCRIPTION OF DEVELOPMENT – Materials and Finishes



#### **4.9 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 0.7 car parking space per unit i.e. 46 spaces. Within this number, 3 No. spaces are provided for disabled persons (just over 6.5% 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 150 cycle spaces to be provided. 150 spaces are provided in three External Bicycle Storage locations – purpose-built shelters with passive supervision through overlooking from adjacent units.

#### **4.10 REFUSE STORAGE**

Two refuse storage locations are provided in this scheme.

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.



Typical image typology of the cycle parking store and the refuse / bin store.

## **4.0 DESCRIPTION OF DEVELOPMENT**

**5.1 TAKING IN CHARGE**

The attached drawing indicated a proposed public footpath along the Hayden's Lane public footpath along the Hayden's Lane boundary of the site highlighted in yellow . It is envisaged that none of the roads etc within the site will be taken in charge. It is anticipated that the portion of land highlighted in yellow will be "taken in Charge".



**5.2 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.

**5.4 DAYLIGHTING AND SUNLIGHT**

With this application, there is a detailed report on sunlight, daylight and shadow assessment prepared by Chris Shackleton Consulting.

The report has concluded:

- The application complies with the recommendations and guidelines of Site Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 2011) and BS 8206 Lighting for Buildings and Part 2: Code of Practice for Daylighting.
- The development has been successfully designed to limit the impact on existing buildings. As such the design has used the guidelines in the spirit they have been written and balanced the requirements of this report with other constraints to arrive at the design.

**5.5 MANAGEMENT COMPANY**

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.

**5.6 PART V**

A total of 66 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.

**5.0 OTHER**



## 5.7 LANDSCAPING STRATEGY

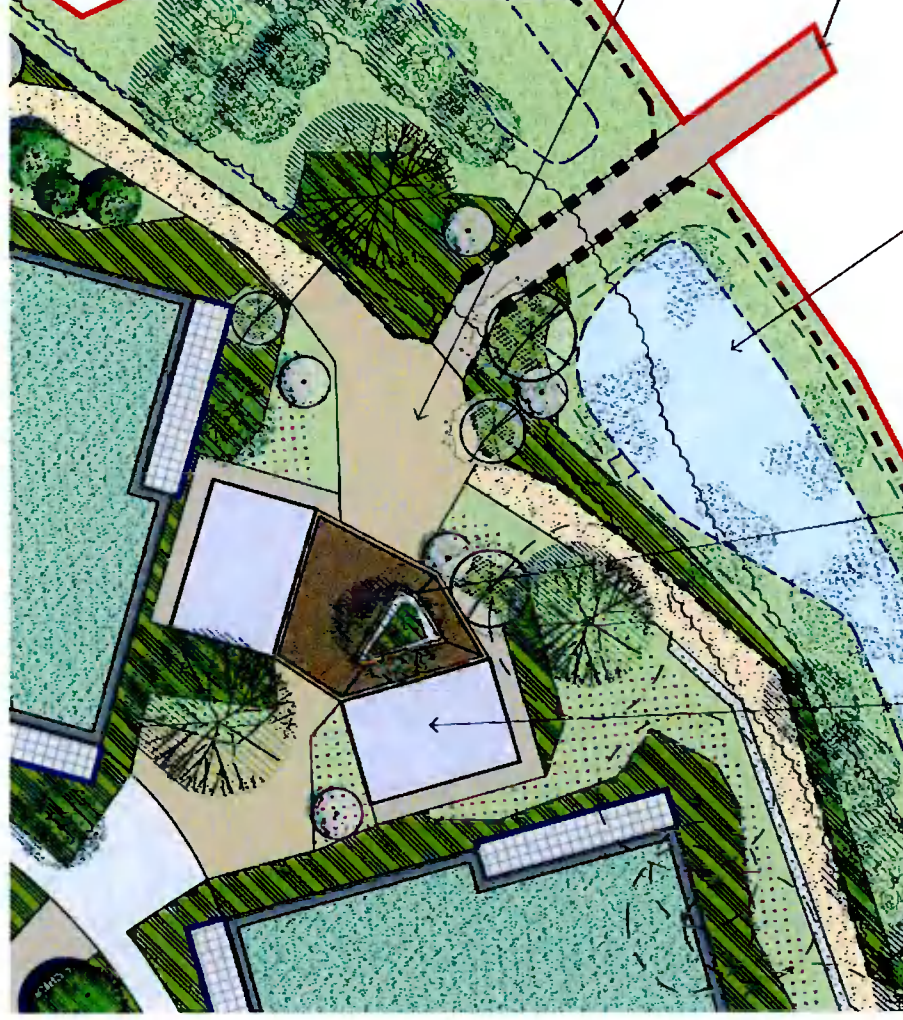
A detailed landscape design and report accompanies this planning application - prepared by Cunnane Stratton Reynolds. It's principles are summarised below:

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.







6.0 CGI'S / PHOTOMONTAGES – CAMERA LOCATION MAP







6.0 CGI'S / PHOTOMONTAGES







6.0 CGI'S / PHOTOMONTAGES





6.0 CGI'S / PHOTOMONTAGES





Position of proposed development screened by existing foreground features and foliage

## 6.0 CGI'S / PHOTOMONTAGES







6.0 CGI'S / PHOTOMONTAGES