



Architectural Design Statement

Proposed Residential Development
Newcastle, Co. Dublin

Planning Application

Figure 1 – View of House Types B1/B2 from Access Road

JFOC
ARCHITECTS

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Introduction

Overview

This Architectural Design Statement has been prepared by JFOC Architects in support of a Planning Application for lands at Newcastle, Co. Dublin on behalf of Deane & Deane Ltd.

This document is a summary of the proposals and design strategies which are fully described in the drawings and reports accompanying the submission.

This Design Statement has been informed by detailed inputs from other members of the design team. In addition to the general arrangement drawings required for submission under the planning regulations, this report should be read in conjunction with detailed reports as prepared by other members of the design team.

Development Description

The proposed development will consist of the demolition of 2 no. sheds and the construction of 30 no. dwellings, 1 no. vehicular and pedestrian link with Mainstreet, Newcastle, 1 no. vehicular and pedestrian link with Glebe Square Newcastle and all associated and ancillary site development works.

House Type	No. Beds	No. Persons	Location/Type	Total Floor Area	No. Units
A1	3	6	Terraced	112.4 m ²	15
A2	3	6	End Terrace	113.2 m ²	2
A3	3	6	Semi-Detached	125.4 m ²	6
B1	3	5	Semi-Detached	116.8 m ²	4
B2	3	5	Detached	116.8 m ²	1
C1	2	3	Semi-Detached	86.9 m ²	1
C1	2	3	Semi-Detached	86.9 m ²	1
				Total Units	30

Figure 2 - Schedule of Accommodation

Context Overview

The subject site of this application is located on the western edge of the village of Newcastle, Co. Dublin and has an existing entrance onto Main Street Upper. The town centre is 200m or a 3-minute walk from this site entrance.

The site is close to transport links with the nearest bus stop being 220m from the site entrance. The existing residential context of the site are two-storey developments, and being cognisant of this our proposal seeks to tie into its context by proposing two-storey dwellings

Design Statement Overview

The proposed development takes cognisance of the South Dublin County Council Development Plan 2016-2022, the Draft South Dublin County Council Development Plan 2022-2028, as well as the Newcastle Local Area Plan 2012

The purpose of this design statement is to describe the development in detail including information relating to the context, design, access. The report is divided into the following sections:

- Section 1 – Context & Site Analysis
- Section 2 – Design Statement & Methodology.
- Section 3 – Universal Design Statement

SECTION 1 – CONTEXT & SITE ANALYSIS

1.1 Newcastle Local Area

The subject site of this application lies to the west of Newcastle village and is well connected to local community amenities, commercial centres, educational facilities, and transport links. The village of Newcastle is defined by its historic burgage plots and local landmarks. There are numerous residential developments in the vicinity of the Village Core as the village continues to expand relative to the Newcastle Local Area Plan 2012. This application seeks to make a considered and high quality addition to the residential amenity of Newcastle.

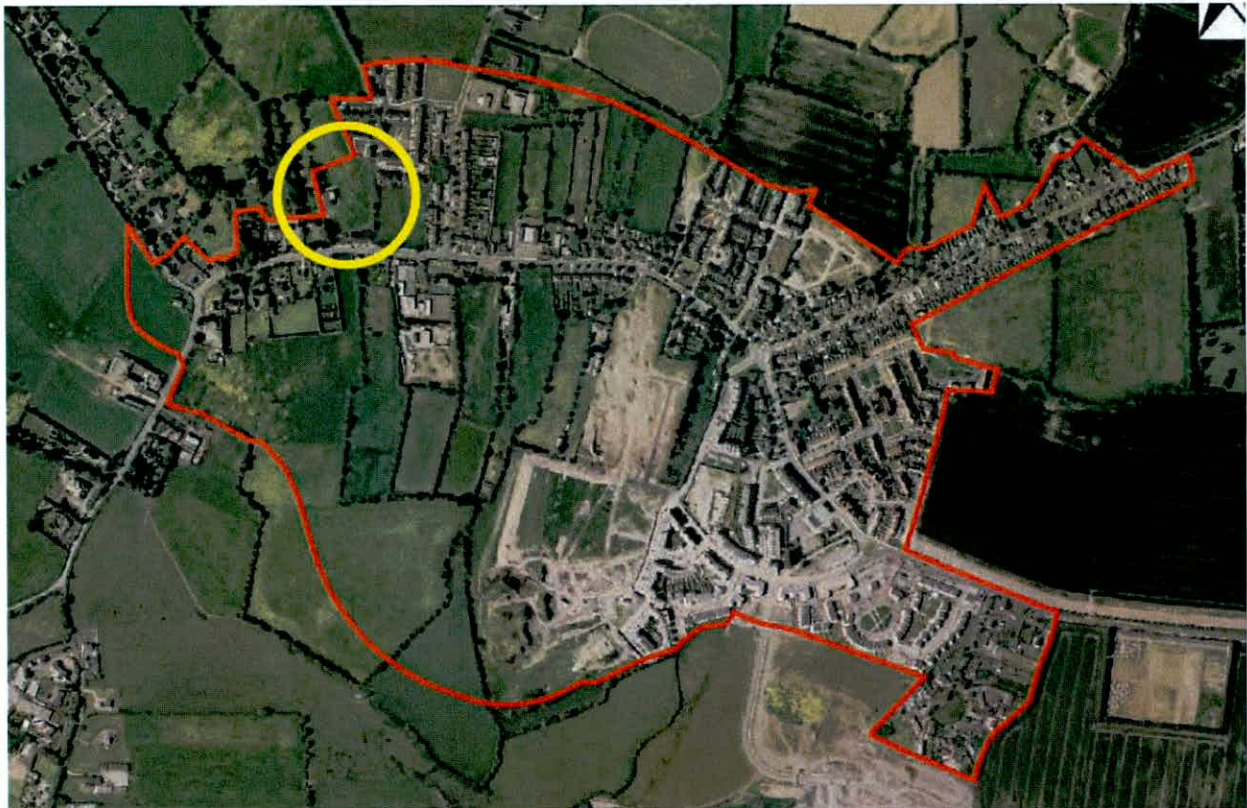


Figure 3- Application site shown in relation to the village of Newcastle, and the extent of the Newcastle Local Area Plan 2012 shown in red

1.2 Site Zoning and Density Requirements

The site is subject to several Zoning Objectives as set out in the South Dublin County Development Plan 2016-2022. The Plan sets out an overall strategy for the proper planning and sustainable development of the County and set out Zoning Objectives present on the site of this application as describes in Fig 4 and as follows:

1. Objective VC – Village Centre: To protect and provide for the development of Village Centre
2. Objective RES – Existing Residential: To protect and/or improve residential amenity
3. Objective RU – Rural and Agricultural: To protect and improve rural amenity and to provide for the development of agriculture.
4. Objective RES-N – New Residential: To provide for new residential communities in accordance with approved area plans.

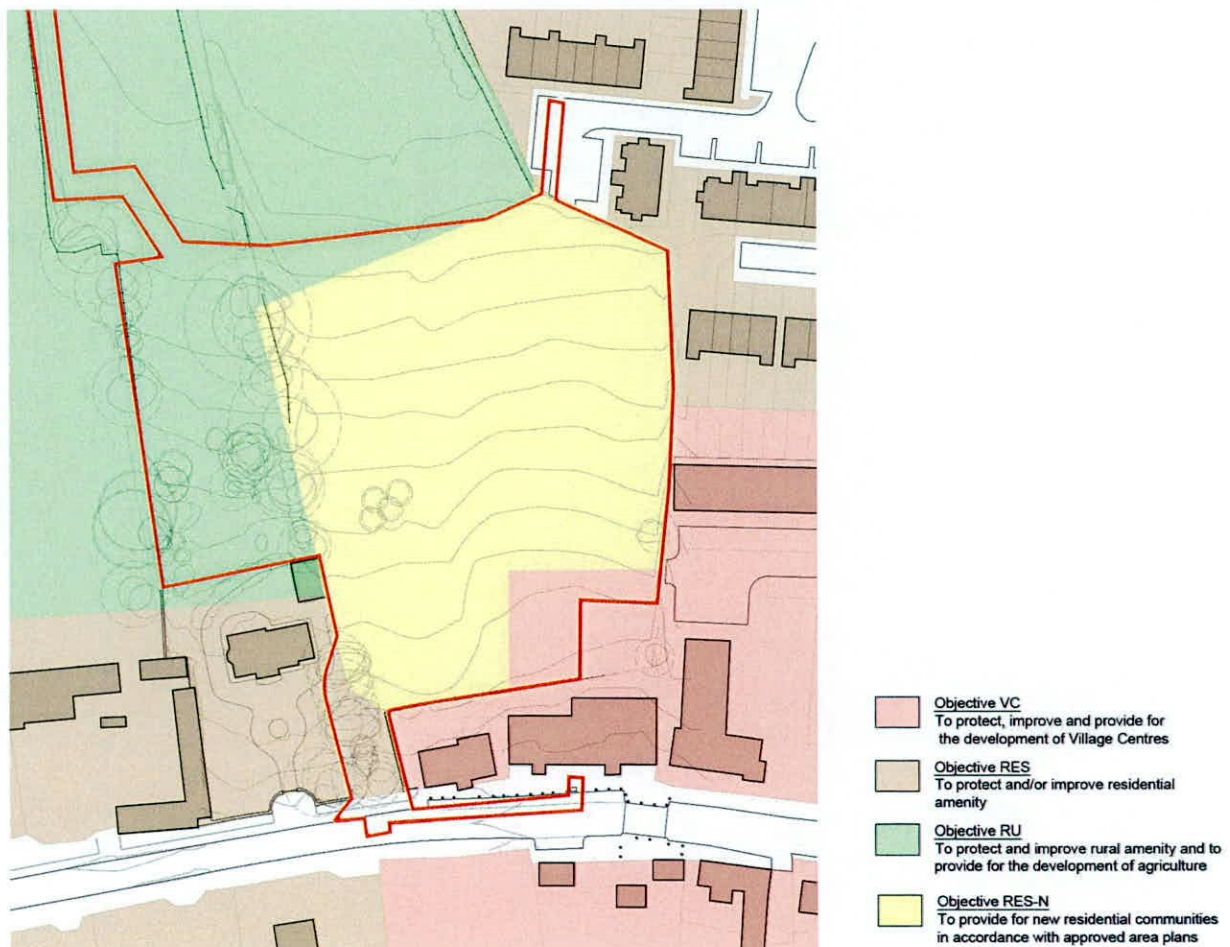


Figure 4- Site Plan showing Areas Zoned in the South Dublin County Development Plan 2016-2022

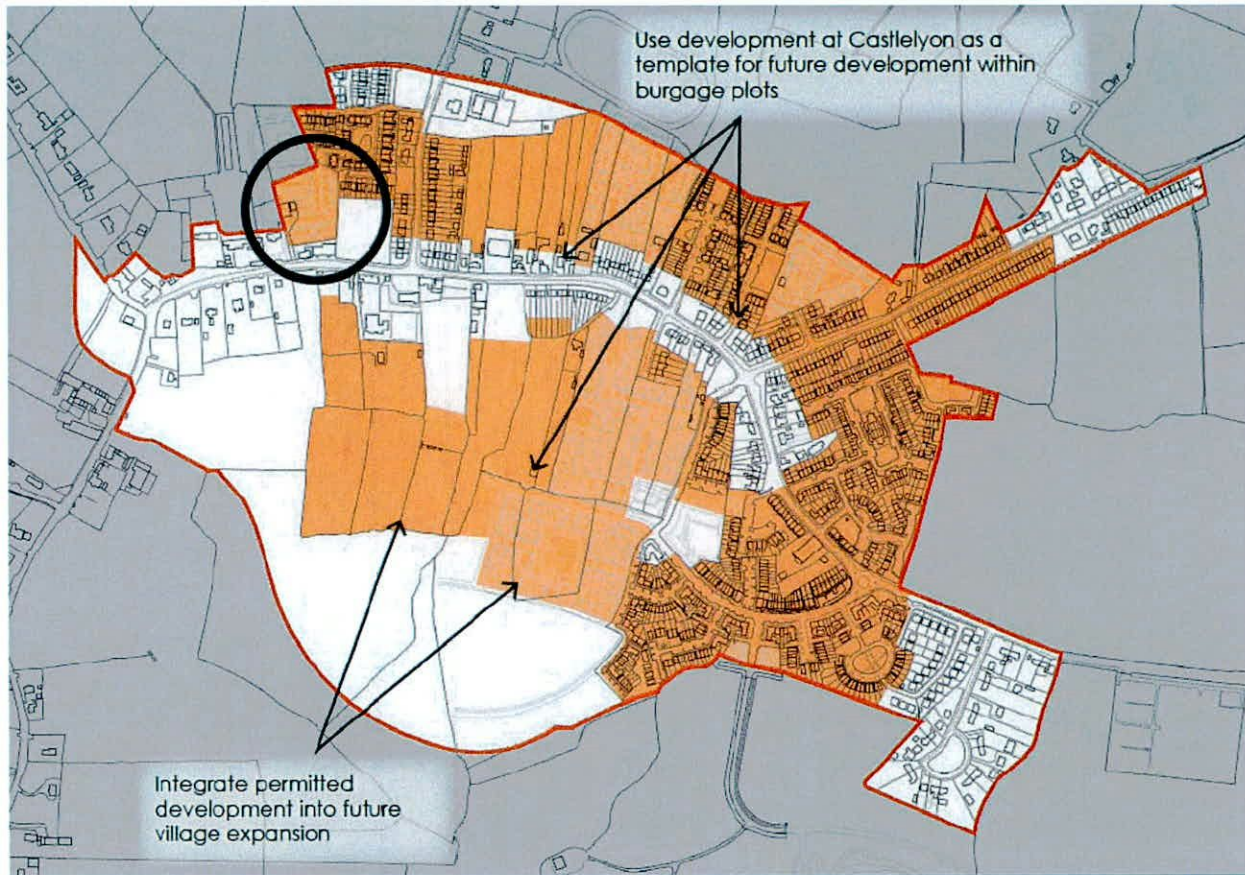


Figure 5- Application site circled in relation to area designated 'Village Expansion' in the Newcastle Local Area Plan 2012

The 2012 Local Area Plan provided for a Village Expansion Area primarily in the eastern and western quadrants of the Plan Lands and on zoned lands to the north of Main Street. The site of this application as highlighted in Fig 5.

The following table in Fig 6 outlines the density requirements set out by the 2003 Local Area Plan for residential development in each neighbourhood. The density requirement for the site of this application is derived from both its location on Main Street, requiring a density of 30-35 units per hectare, and its classification as an area of Village Expansion, requiring a density of 25-30 units per hectare.

Table 6.1 Overall Development Summary of Neighbourhoods

	Main Street	Sean Feirm	Burgage North		Burgage South	Taobh Chnoic	Ballynakelly West	
Gross Area (Ha.)	13.7	5.4	8.4		9.7	12	8.4	
Parks, Major Streets, Existing development (Ha.)	-	0.8	2.9		1.19	6.5	0.9	
Net Area excl. 10% for infrastructure (Ha.)	-	4.1	5		7.7	5	6.8	
Estimated Dwellings ¹	Infill Development only	70	A ²	B ³	210	90	A ²	B ³
			140	187			200	377
Average Net Density (dwellings per hectare)	30-35	15-20	25-30	37.5	25-30	15-20	25-30	55
Estimated Population ⁴	-	198	396	529	594	255	566	1,067

	Ballynakelly/ Newcastle Manor	Aylmer Road	Peamount Road		Ballynakelly Cottages	Total ⁵	
Gross Area (Ha.)	17.8	7.7	6.7		4.1	76.1	
Parks, Major Streets, Existing development (Ha.)	16	5.9	4.5		-	38.7	
Net Area excl. 10% for infrastructure (Ha.)	0.18	1.6	2		-	34	
Estimated Dwellings ¹	50	45	A ²	B ³	Infill Development only	A ²	B ³
			50	69		855	1,098
Average Net Density (dwellings per hectare)	25-30	25-30	15-20 Village Edge 25-30 Village Expansion	35	-	25	32
Estimated Population ⁴	127	127	142	195	-	2,419	3,107

1. Based upon average density for character areas prescribed under Land-Use and Density strategy. Each planning application will be assessed on its own merits and adherence to the Plan's objectives and standards.
2. Number of dwellings and average density if all undeveloped zoned lands within Neighbourhood, including lands subject to extant permissions, were developed in accordance with this plan's density strategy.
3. Number of dwellings and average density if existing planning permission for development granted prior to this plan within Neighbourhood subject to extant permissions were fully constructed and remaining undeveloped lands were developed in accordance with this plan's density strategy.
4. Based on occupancy figure of 2.83 people per household (this figure is similar to both the National average and the average of household size within the Newcastle ED in the 2006 census).⁵ Column excludes Main Street and Ballynakelly Cottages with the exception of Gross Area (Ha.).

Figure 6- Table extracted from the Newcastle Local Area Plan 2012 outlining density requirements

1.3 Planning History

The site of this application relates to several previously granted permissions, as outlined below. Both granted planning applications give precedent for vehicular and pedestrian connections onto Main Street, Newcastle from the site.

Planning Ref.	Decision	Date	Location
SD09A/0489	Grant	28 Mar 2011	Oakville House, Main Street, Newcastle, Co. Dublin
Description	(1) A Nursing Home comprising 64 bedrooms in a 2-storey block forming an enclosed courtyard together with ancillary accommodation including reception area and toilets, 4 staff bedrooms, 2 offices, a kitchen and 2 dining rooms, 4 no. sitting rooms, 4 no. assisted bathrooms, 4 treatment rooms, 2 nurses stations, prayer room, 2 no. activity rooms, bin store, laundry, plant rooms, cleaner stores, staff room/dining room, staff changing room and stores; (2) surface car parking for 24 cars; (3) demolition of Oakville House - a 2 storey house of approx. 295sq.m. and adjoining garage of 50sq.m; (4) a new access road, 240 metres in length approximately, together with footpaths, drains, landscaped areas; (5) a new vehicular and pedestrian entrance from Main Street, Newcastle; (6) surface water attenuation area together with all ancillary site works.		
Planning Ref.	Decision	Date	Location
SD10A/0017	Grant	30 June 2011	Oakville House, Main Street, Newcastle, Co. Dublin
Description	(1) 1 no. two-storey block on Main Street comprising a 469sq.m. medical suite at ground floor level comprising 2 no. medical units, 1 no. pharmacy retail unit, bin store and 4 no. apartments at first floor level (3 no. 2- bed and 1 no. 1-bed) with balconies to the north, south and west elevations; 3 no. two-storey terraced blocks to the south of the site containing 11 no. split-level houses (3 no. 2 bed units with first floor terraces and 8 no. 3-bed units.) 1 no. two- storey terraced block to the east of the site containing 11 no. houses(9 no. 2 bed and 2 no. 3 bed); 1 no. block containing 14 no. split-level houses with first floor terraces (7 no. two-storey, 2 bed and 7 no. three-storey 3-bed houses), 4 no. two-storey 2-bed duplex units with first floor terraces and 12 no. apartments (6 no. 2-bed and 6 no. 1-bed) over three storeys with access deck to the east and balconies to the west elevations; (2) demolition of Oakville House, a 2-storey house of 295sq.m. with adjoining garage of 50sq.m. and shed; (3) a new vehicular and pedestrian entrance from Main Street, Newcastle; (4) surface water attenuation area and pumping station together with all ancillary site works; (5) a new access road, approximately 320 metres in length, together with footpaths, drains, landscaped areas and a hard surface track approximately 80 metres in length to service the attenuation area; (6) surface car parking for 110 cars.		

Figure 7- Details of Planning History on the subject site of this application

1.4 Site Location

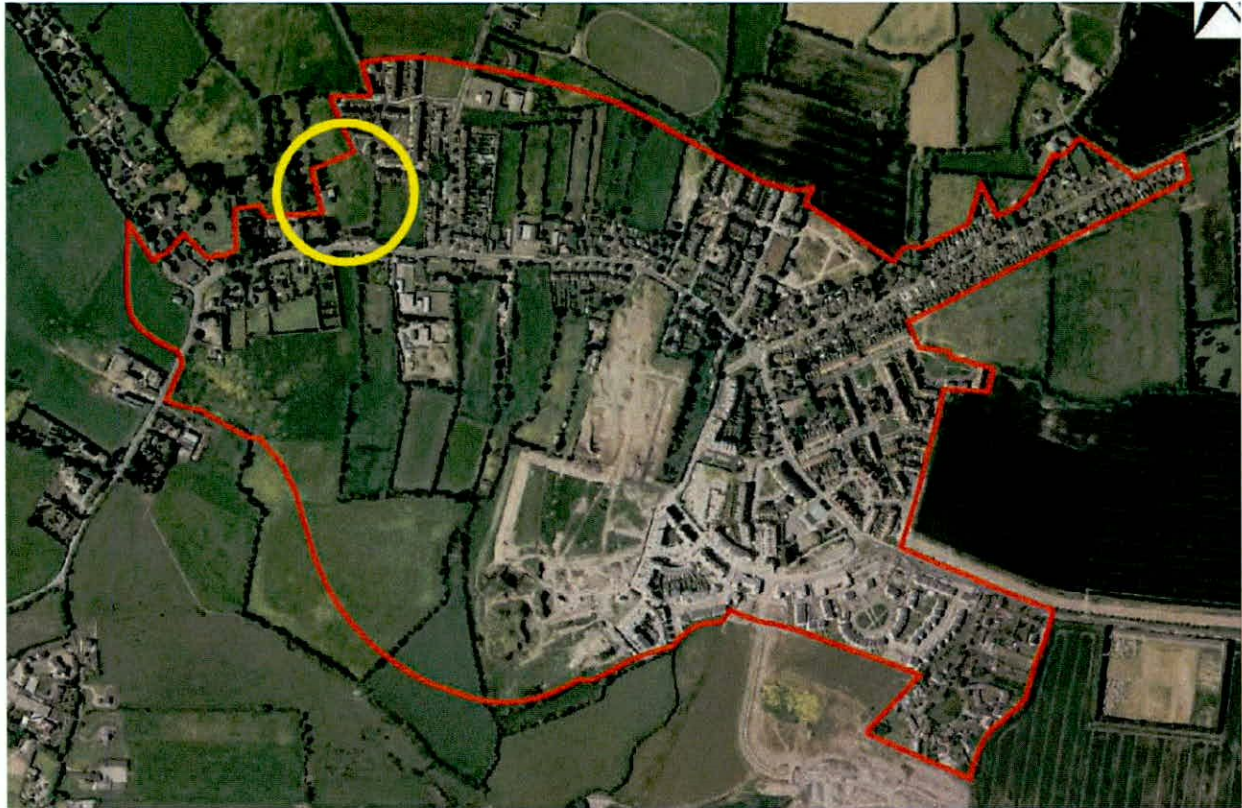


Figure 8- Application site shown in relation to the village of Newcastle, and the extent of the Newcastle Local Area Plan 2012 shown in red

The site is located on the western edge of the village of Newcastle with entrance onto the Main Street. The town centre is 200m or a 3-minute walk from the site entrance. The nearest bus stop is 220m from the site entrance. The site is surrounded by existing two-storey residential developments. The proposed scheme is cognisant of the receiving environment and two storey dwellings are proposed.

1.5 Topography



Figure 9- Application site shown context of existing topography

Newcastle Village is situated within the rich agricultural lowlands to the west of Dublin City and in the low-laying river basin of the Liffey. The built footprint of the Village lies between 80 metres and 108 metres above sea level with Main Street largely coinciding with the 90-metre contour.

The topography of the Village is therefore relatively flat with a slight slope that flows gently uphill from north-east to south-west before rural and agricultural lands rise relatively steeply towards the summit of Athgoe Hill (177 metres above sea level) located circa 1.5 kilometres to the south-west of Main Street. The site slopes down northwards from the Main Street, as seen in the context of our site in Fig 9.

1.6 Archaeology

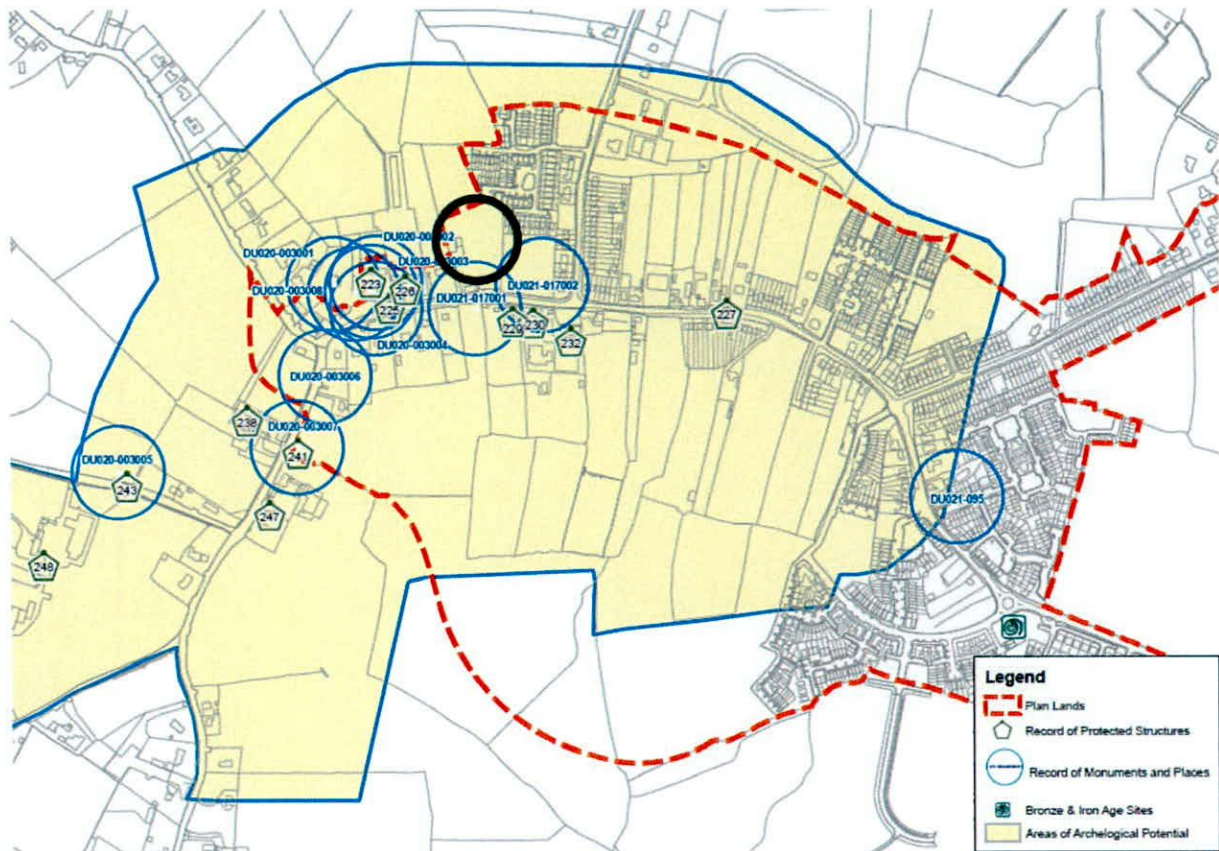


Figure 10- Application site shown relative to local archaeology

The site's context has a rich archaeological history as described in the Local Area Plan 2013: The character of Newcastle Village is, to this day, still defined by its Anglo-Norman Manorial past. Its street plan and historic remnant field system is considered to be of national importance and one of the best-preserved examples of an Anglo-Norman Manorial centre and its landholding system.

Please refer to ICON Archaeology's Report for further information.

1.7 Townlands



Figure 11- Application site shown in relation the historic townland boundaries

The site is bounded to the west by a historic townland boundary that is heavily planted with mature trees. This boundary separates the townlands of the Glebe to the west and Newcastle North to the east. It is proposed to retain these trees and maintain the historic townland boundary on the site, the mature trees adding to the visual amenity within the scheme.

1.8 Green Infrastructure

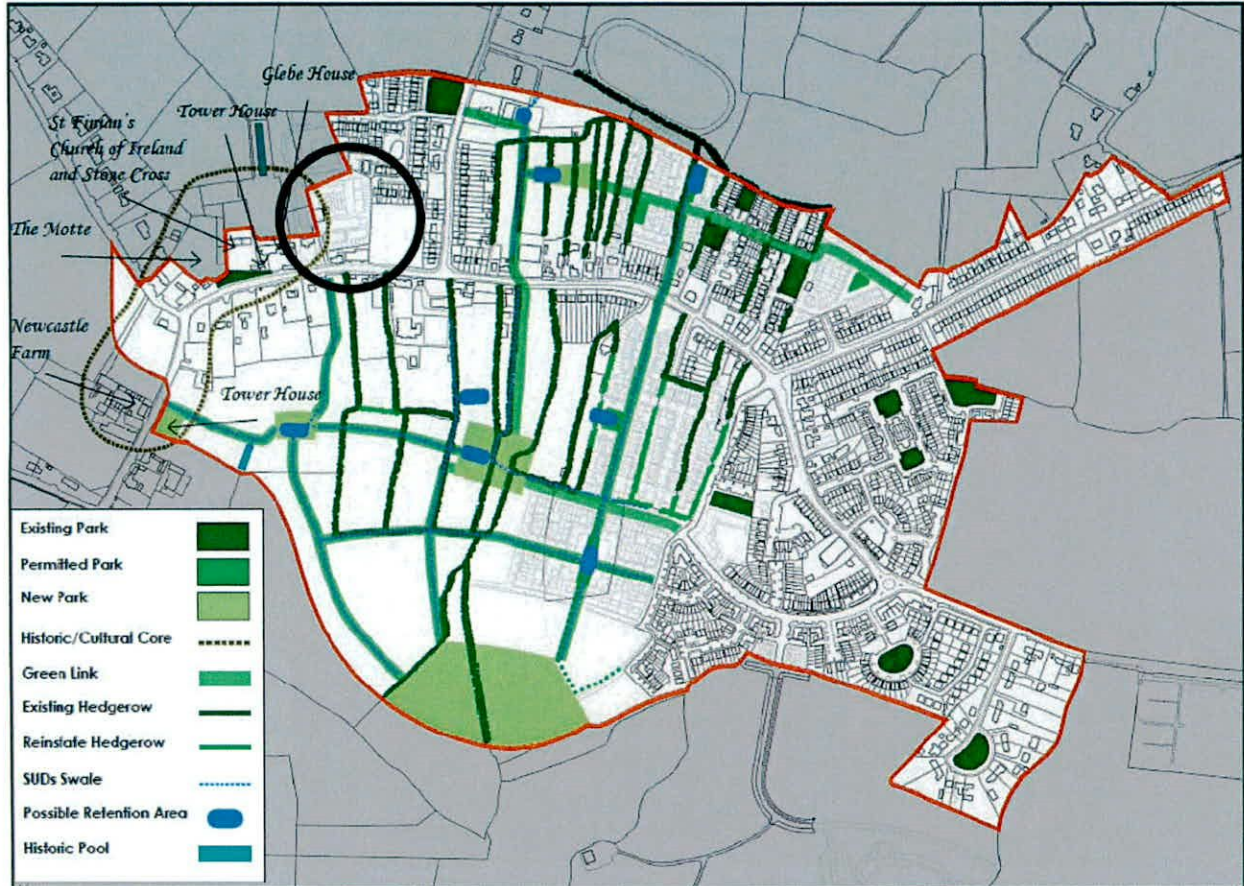


Figure 12- Application site shown in relation to local green infrastructure

The village of Newcastle still retains much of the burgage plots that defined the medieval allotments to the north and south of Main Street. The hedgerows that line these plots contribute to the green infrastructure of the village and these plots are defined as areas for village expansion in the Newcastle Local Area plan 2012.

To the west of the subject site of this application the boundary is mature planted trees that define the townland boundary, separating the Glebe to the west and Newcastle North to the east.

1.9 Site Connections

The town centre is 200m or a 3-minute walk from the site entrance. The nearest bus stop is 220m from the site entrance. The site is surrounded by existing two-storey residential developments. The proposed scheme is cognisant of the receiving environment and two storey dwellings are proposed.



Figure 14 – Aerial of Site in Context of Newcastle Local Area

The following is an overview of these communities and amenities, existing and proposed, annotated in Figure 14:

1. The village core is served by two Dublin Bus routes, the 68 and the 68X. The bus stops that are located either side of the main street at the village core are within short walking distance from the subject site of this application
2. St. Finian's National School is located close to the main street. St. Finian's is a mixed Irish primary school, catering for boys and girls from 4 to 12 years old. In existence since 1825, this school provides a wide range of activities and interests for its 532 plus pupils.
3. St. Finian's Church (Catholic) was built in 1813 on the site of older churches dating back to early Christian settlement in the area.
4. Choice Childcare is a local creche and Montessori, first opened in 2006
5. St. Finian's Community Hall was built in 1949 and is an important amenity for the community.
6. St. Finian's Church of Ireland was built around 1400 on the site of older churches dating back to early Christian settlement in the area.
7. Cocoon Childcare is a creche serving the residential area of Peamount
8. Rocking Horse Creche and Montessori serves the local residential area of Burgage North
9. St. Finian's GAA and playing pitches.
10. Newcastle Service station and Post Office.

1.10 Existing Site

The existing site extends from Main Street, Newcastle to the Glebe residential development to the north of the village. It is bounded to the East by the existing residential developments of the Glebe and Market Square. To the west it is bounded by mature trees that delineate the historic townland boundary. Lands to the north are zoned Rural and Agricultural, and to the south the site is bounded by St. Finian's Community Hall and the Main Street. Currently on the site there are 2 no. agricultural sheds which are no longer in use and are to be demolished as part of this application.



Figure 15 - Aerial View of Existing Site

SECTION 2 – DESIGN STATEMENT

The design rationale outlined below outlines the key criteria considered in the design process for the proposed industrial scheme on the site under the 12 criteria set out in the Urban Design Manual – A Best Practice Guide 2009.



Figure 16 -Urban Design Manual Criteria 01 – 06



Figure 17 – Urban Design Manual Criteria 07 – 12

2.1 Context

How does the development respond to its surroundings?



Figure 18 – Existing Site Layout

The existing site layout shows the mature trees to be kept along the western boundary of the site and the 2 no. agricultural sheds to be demolished. Figure 18 also shows the potential connection points to the surrounding residential context to the north and east of the subject site.

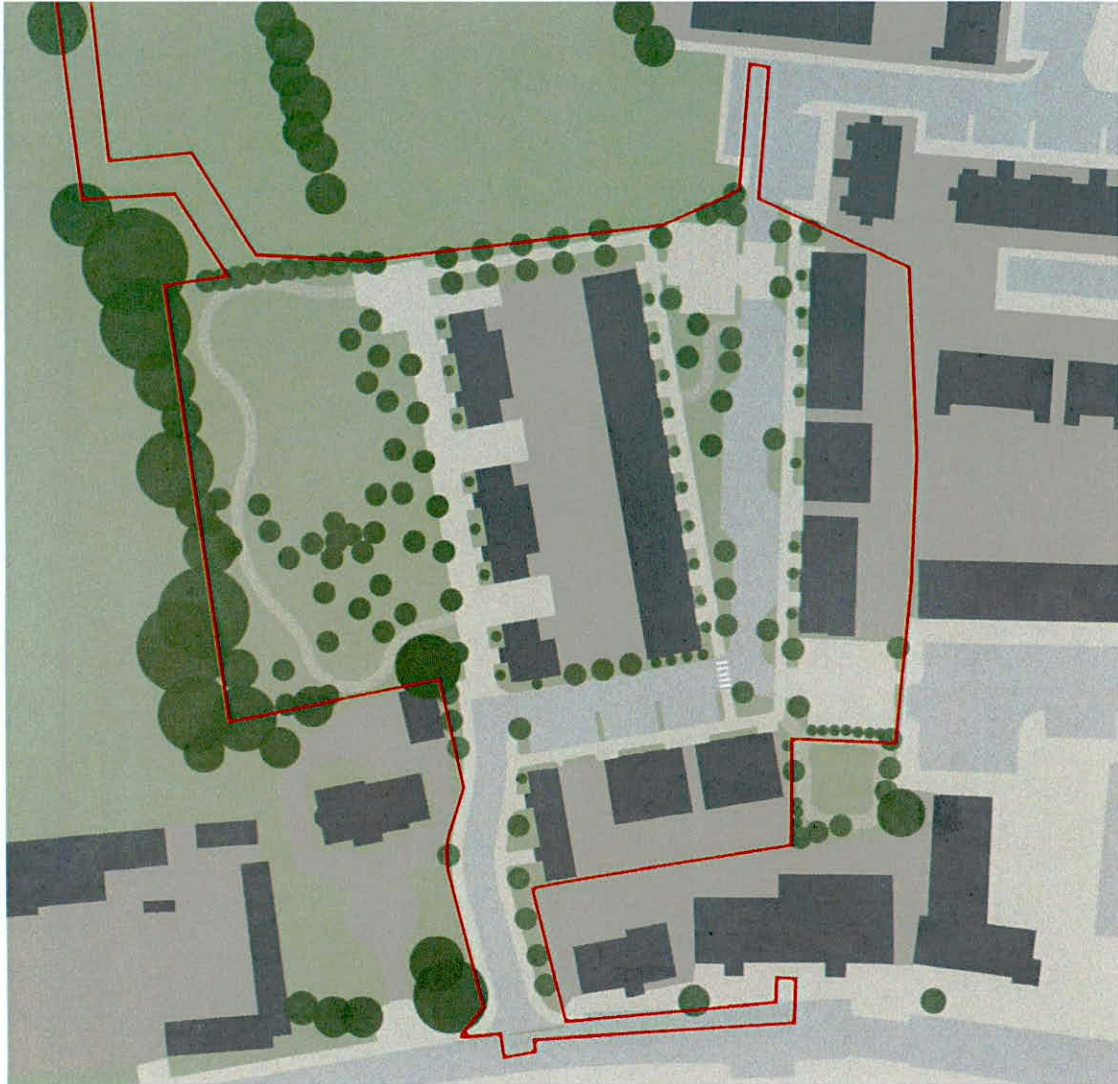


Figure 19 - Proposed Site Layout

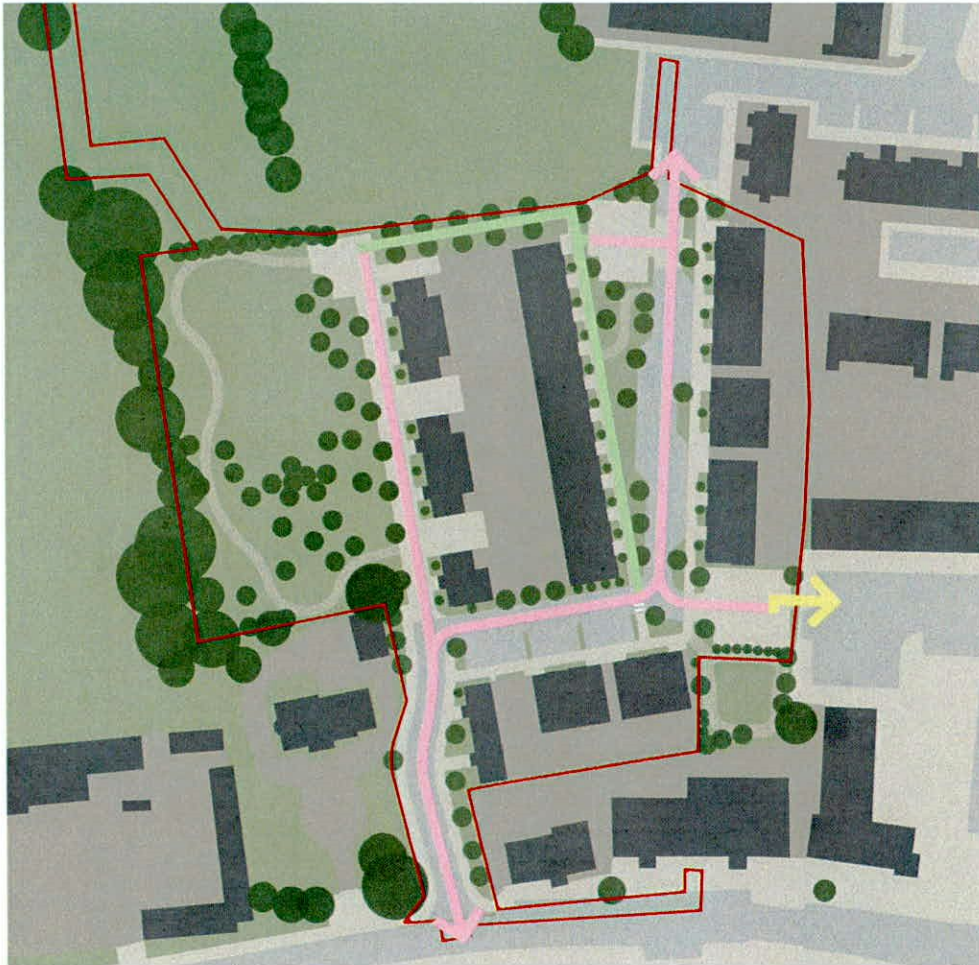
This application proposes 30 no. Houses of which there are 28 no. 3 Bed Houses and 2 No. 2 Bed Houses. The layout of these units responds to the surrounding context and is designed to provide a high quality of public amenity and pedestrian connectivity throughout the scheme.



Figure 20 - Proposed Site Layout

2.2 Connections

How well connected is the new neighbourhood?



- Vehicular, Cycle & Pedestrian
- Pedestrian
- Potential Future Pedestrian Link

Figure 21 - Proposed Permeability

We have studied existing pedestrian routes in the context of the site and these form the main pedestrian and cycle routes along the proposed houses and public spaces. Local amenities, services and infrastructure have also been mapped and the reinforcement or provision of these connections is a central operation of this design. Connections provided by the proposed development are:

1. no vehicular, pedestrian and cycle connection at the south of the site onto the Upper Main Street, Newcastle
2. 1 no. pedestrian and cycle connection is proposed at the centre of the site to the Castletroy Urban Greenway. This connection is provided across a raised table so as to give priority to the pedestrian access from the proposed house across to the Greenway.

2.3 Inclusivity

How can people use and access the development?

The proposed development has been designed with due regard to the principles of DMURS, universal design, including the 'Building for everyone' publications.

The units are all designed to be 'tenure blind'. All parts of the development are fully accessible to all residents. Public open spaces are used to define different character areas and cater to a wide range of activities. Landscape Design and detailing of streets and footpaths provide for movement by mobility impaired persons including roll-over kerbs and level crossings of all streets. The layout and landscape will comply with the requirements of Part M of the Building Regulations for People with Disabilities.

The development provides 10% of the proposed houses for social housing provision, which are fully integrated into the development.

2.4 Variety

How does the development promote a good mix of activities?

The proposed development is seen as an extension of the existing residential context of Newcastle Village and compliments the established and historic pattern of the Village. Across the scheme there are 7 no. different house types proposed, and 30 no. units in total. (7 in 30 gives a 23% variety ratio).

These house types vary in form, size, and feature terraced units, semi-detached units and a detached unit. Please refer to the Schedule of Accommodation for the breakdown of proposed unit types.

2.5 Efficiency

How does the development make appropriate use of resources, including land?

The development makes appropriate use of resources and land by delivering a nett development density of 32.3 units per Ha. (30 dwelling units on a net site area of 0.93 Ha). Efficiency is achieved by incorporating efficient housing typologies in strategic locations across the site in order to ensure the most efficient use of residentially zoned land, while providing a pleasant urban realm for the residents of both the proposed units and the existing residential area.

We are proposing a development which improves on the existing condition and in turn benefits the context of the site as part of the existing residential developments in its immediate context. This is achieved through the use of shallow house types of B1/B2 and C1/C2 that have no first floor overlooking windows to the rear. This design allows these types to be located in areas where it would not have been possible to provide adequate separation distances while maintain a high standard of urban design and public realm.

2.6 Distinctiveness

How does the proposal create a sense of place?



Figure 22 - Proposed Character Areas

The proposed layout provides distinct character areas in its organisation and response to its context. The line of housing proposed facing the western boundary of the site looks to the historic townland boundary that is lined by mature trees, this respects the existing condition of the site and in turn provides a distinct visual amenity for the scheme. The public open space is defined by terraced units that give a formal and distinct character to the open space.

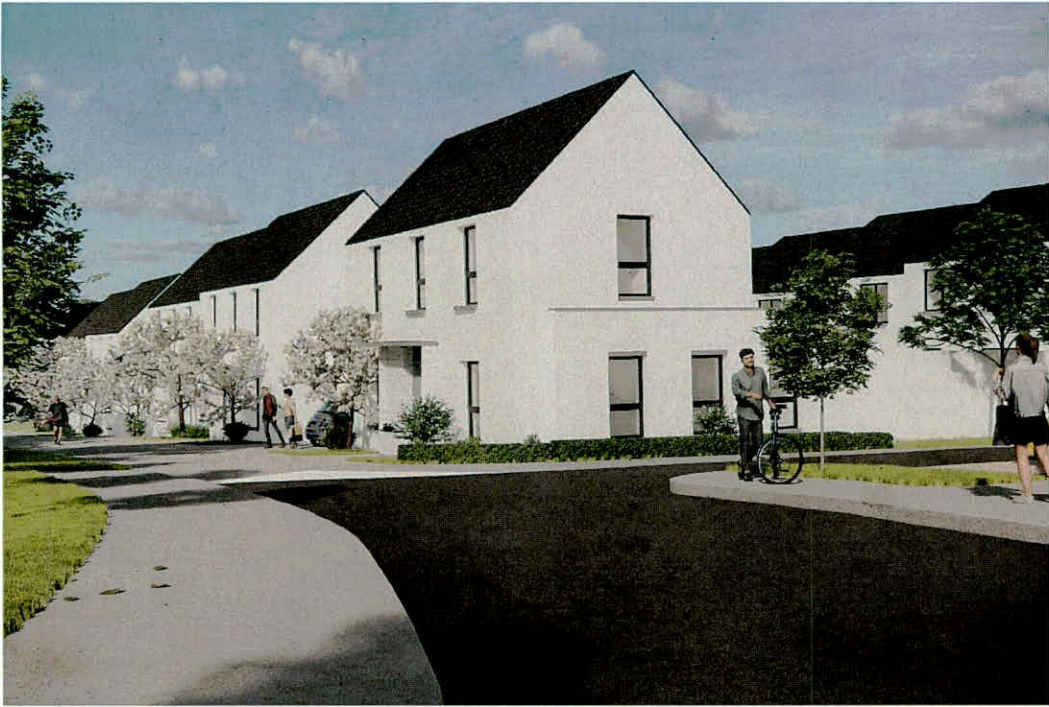


Figure 23 – View from Access Road off Upper Main Street, Newcastle



Figure 24 – View of Public Open Space

2.7 Layout

How does the proposal create people friendly streets and spaces?

The site layout has been designed from the point of view of pedestrian priority and permeability. The site layout has a clear legible design. A clear hierarchy of pedestrian access routes and proposed road is visible in the scheme.

The strategy of the scheme is to provide people friendly spaces through the relationships between the streets, footpaths and access to each unit. Given the organisation of the proposed layout, streets, public spaces, and parks are overlooked by housing. Care has been taken to ensure that site gradient is optimized so that footpaths are accessible to residents of all abilities.

Footpaths are 2m wide throughout. The street design promotes a calm traffic environment for the benefit of all users. Raised tables and traffic calming measures are incorporated into the design to give pedestrian priority in safe locations.

2.8 Adaptability

How will the buildings cope with change?

All house types are designed to meet the requirements 'Quality Housing for Sustainable Communities' (2007) and apartments in accordance with 'Design Standards for New Apartments- Guidelines for Planning Authorities' 2018 and in many instances more generous internal spaces are proposed to increase the quality of the unit types.

The buildings will be constructed of traditional construction, highly insulated and energy efficient, with internal layouts that can be easily adapted in the future. There is also potential for future expansion into the roof spaces of certain dwellings or into the rear gardens which have been generously sized in some cases.

The houses will be constructed to current building regulation standards delivering a minimum A3 energy rating.

2.9 Privacy and Amenity

How does the scheme provide a decent standard of amenity?

Proposed houses are served by rear gardens in accordance with the South Dublin County Council Development Plan 2016-2022 as well as the Newcastle Local Area Plan 2012

Formal planting in front of the dwellings proposed creating a defensible space between the public paths and the built edge. Internal storage is provided as per the requirements of the 'Quality Housing for Sustainable Communities - Design Guidelines' 2007. Each area is set out in the Schedule of Accommodation document accompanying this application.

2.10 Parking

How will the parking be secure and attractive?

Secure parking is provided in a variety of measures on this site such as grouped perpendicular parking and grouped parallel parking.

All car parking spaces provided on street are in easy reach of the units they serve and are passively surveilled. The communal parking areas maximise efficiency and careful consideration has been given to the inclusion of visitor parking spaces. The potential dominance of on street car parking is mitigated through the provision of landscaped buffers, extensive planting and trees, and the integration of attractively faced bin stores within planted verges are provided.

Spaces that accommodate EV Charging are provided as set out in the South Dublin County Development Plan 2022-2028. As outlined in Section 13.8.3, this parking is allocated in blocks and is available to both resident and visitor use. Of the 55 no. total car spaces provided, 48 no. are private and 7 no. are for visitor use. Out of the 55 no. total spaces, 17 no. spaces (31%) are allocated for EV Charging. These spaces are well located with good passive surveillance. Please refer to JFOC Architects drawing no. 19.134.PD2007 for further information.

As per the Draft South Dublin County Development Plan 2022-2028, dwellings on site with in-curtilage parking will incorporate the necessary infrastructure to accommodate EV Charging in the future.

2.11 Detailed Design

How well thought through is the building and landscape design?

We refer the Planning Authority to the accompanying architectural plans and site plan that illustrate the general relationship between blocks, accessibility, design quality of street and footpaths, permeability between amenities, passive surveillance of the public realm. This results in a residential scheme that is well connected and integrated with its natural surroundings, and which has been designed to be attractive and safe for its occupiers and members of the community.

SuDS aims to deal in an integrated way with the issues of water quantity, quality, and amenity. It works on the following principles:

- managing surface water run-off on-site as near to source as possible;
- slowing down run-off;
- treating it naturally; and
- releasing good quality surface water to watercourses or groundwater.

SuDS techniques comprise a flexible series of options, which allow the drainage designer to select those systems that best suit the circumstances of the site. In accordance with the SuDS philosophy, a Surface Water Treatment Train approach has been applied to the design of the surface water drainage on this site. The techniques that have been applied here have been selected to suit this site topography, ground conditions and receiving environment. Please refer to PUNCH Consulting Engineers Report for more information.

Where bin stores are required for mid-terrace housing it is proposed to locate them to within close proximity to the front of the dwellings where possible for ease of access.

The proposed development aims to create a sense of place and there is a consistent architectural style throughout the development, and a simple material palette and design language.

The success of the scheme heavily relies on the quality of its delivery. High quality, durable and low maintenance materials have been selected for the proposed development. The investment into the public realm particularly will enhance the local building stock. Buildings are designed to be simple and in keeping to this development, while being respectful to existing buildings and future developments. This is achieved by carefully considering the scale proportion and materials of buildings.

In order to create a distinctive development, all units use a similar pallet of materials, finished with render and brick.

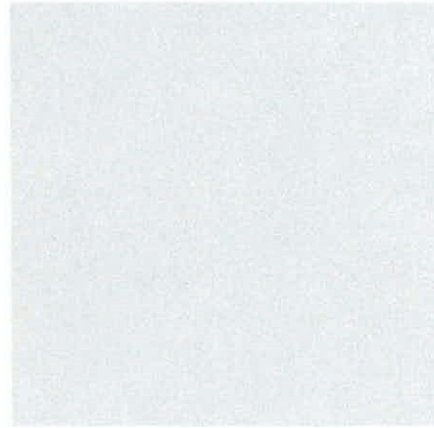


Figure 25 - Proposed Material Palette

1. Selected Grey Roof Slates
2. Selected Smooth Render Finish
3. Selected White Brickwork



1.



2.



3.

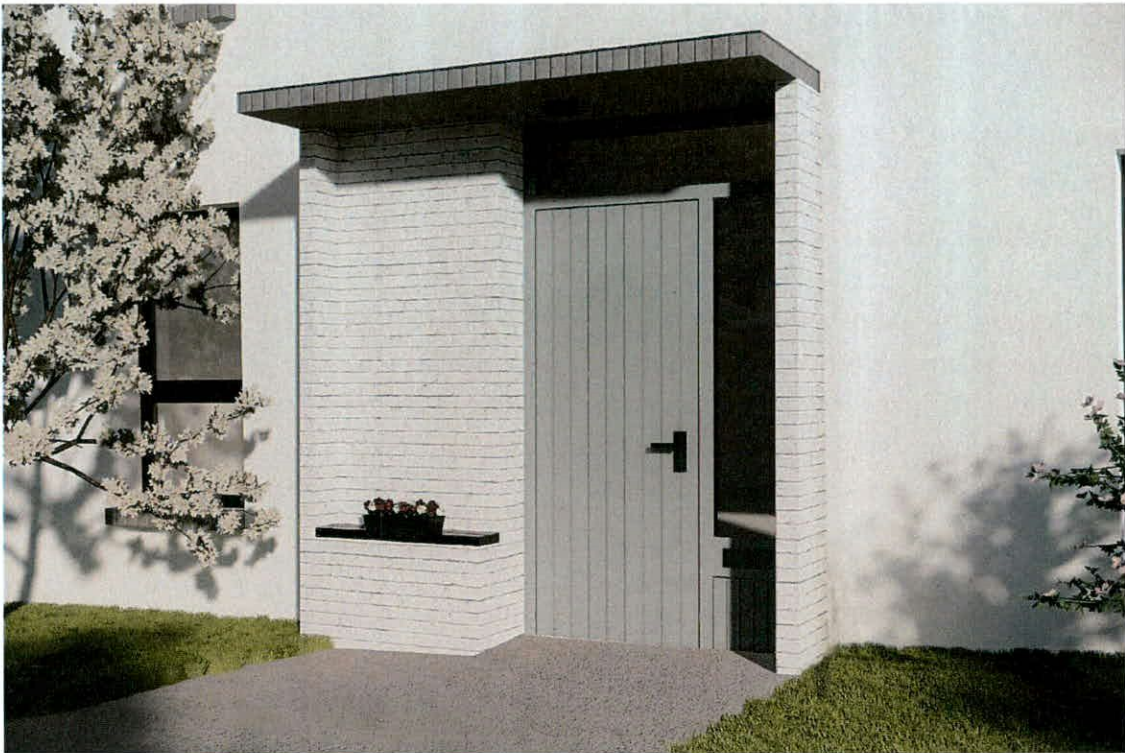


Figure 26 – Detail of Typical Proposed Porch

Walls:

Plain render has been selected for typical elevations with brick porches are proposed to each unit where a more hard-wearing materials are needed as this is a point of frequent contact with the building

Roofs:

Slate pitched roofs to all units.

Windows:

Coloured high performance UPVC/Aluminium window frames with double or triple glazing.

Rainwater Goods:

High quality UPVC coloured gutters and down-pipes.

Fascia and soffits:

Colour coded UPVC fascias and soffits.

SECTION 3 – UNIVERSAL DESIGN

Universal Design Statement

What is Universal Design?

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (ICT).

(Disability Act, 2005)

This Universal Design Statement is provided to confirm that the proposed development has been designed to comply with the Principals of Universal Design, the relevant Building Regulations, relevant Development Plan requirements taking cognisance of other national and international guidelines and best practice.

Standards & Guidelines

The Development is required and designed to provide compliance with the following:

- The Building Regulations 1997-2020, Specifically Technical Guidance Document Part M (Access & Use)
- South County Development Plan

The design team has been guided in its approach from preliminary design stage by the following documents:

- The National Disability Authority in Ireland (NDA) - Building for Everyone
- The National Disability Authority in Ireland (NDA) – Principals of Universal Design
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment – Code of Practice
- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice
- DMURS – Design Manual for Urban Roads and Streets.

Compliance

Technical Guidance Document Part M provides guidance in relation to providing compliance with the requirements of Part M of the second schedule of the Building Regulations and provides as follows: Part M aims to foster an inclusive approach to the design and construction of the built environment. The requirements of Part M (M1-M4) aim to ensure that regardless of age, size or disability:

- (A) New buildings other than dwellings are accessible and useable;
- (B) Extensions to existing buildings other than dwellings are where practicable, accessible and useable;
- (C) Material alterations to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable.

Design & Compliance Approach

Where works are carried out in accordance with the guidance within Technical Guidance Document Part M 2010, this will, prima facie, indicate compliance with Part M of the Second Schedule of The Building Regulations (as amended). The Design team is committed to achieving universal access throughout the proposed development within the built environment and the public realm.

Public Realm and Approach

The provision of independently accessible means of approach to the accessible entrance(s) of a building and means of circulation within a building in accordance with Section 1.1 of TGD Part M 2010.

Independent Accessibility

The provision of entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD Part M 2010. The following are provided in accordance with TGD Part M Section 1.1

As above, the units are provided with level access. The design including materials and lighting of entrance doors makes them easily identifiable. Entrance doors are provided with a minimum leading edge of 300mm.

Sanitary Fittings

Independently accessible sanitary facilities that meet the needs of people with a wide range of abilities have been provided in accordance with Section 3.4 of TGD Part M 2010.

Accessibility - Simple and Intuitive Work

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level. Guidelines:

- 3a. Eliminate unnecessary complexity.
 - 3b. Be consistent with user expectations and intuition.
 - 3c. Accommodate a wide range of literacy and language skills.
 - 3d. Arrange information consistent with its importance.
 - 3e. Provide effective prompting and feedback during and after task completion.
- Pedestrian and bicycle routes throughout the development provide direct connectivity
 - A clear street hierarchy provides a consistent appreciation of place and of way finding.